

RESOLUTION NO. PC-2013-

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY
OF ROCKLIN RECOMMENDING APPROVAL OF A NEGATIVE
DECLARATION OF ENVIRONMENTAL IMPACTS
City of Rocklin 2013-2021 Housing Element (GPA-2013-03)

WHEREAS, the City of Rocklin's Environmental Coordinator prepared an Initial Study of the City of Rocklin 2013-2021 Housing Element (GPA-2013-03)(the "Project") which showed there was no substantial evidence that the Project may have a significant effect on the environment; and

WHEREAS, a Negative Declaration of environmental impacts was prepared, properly noticed, and circulated for public review.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Rocklin as follows:

Section 1. Based on the Initial Study, and comments and information received during the public review process, the Planning Commission of the City of Rocklin finds that there is no substantial evidence that the Project will have a significant effect on the environment.

Section 2. The Negative Declaration reflects the independent judgment of the Planning Commission.

Section 3. A Negative Declaration of environmental impacts, attached hereto as Exhibits A, 1 and 2 and incorporated by this reference, is hereby recommended for approval for the Project.

Section 4. The documents and other materials that constitute the record of proceedings upon which the Planning Commission has based its decision are located in the office of the Rocklin Community Development Director, 3970 Rocklin Road, Rocklin, California 95677. The custodian of these documents and other materials is the Rocklin Community Development Director.

Section 5. Upon approval of the Project by the City Council, the environmental coordinator shall file a Notice of Determination with the County Clerk of Placer County and, if the Project requires a discretionary approval from any state agency, with the State Office of Planning and Research, pursuant to the provisions of section 21152(a) of the Public Resources Code and the California Environmental Quality Act (CEQA) Guidelines adopted pursuant thereto.

PASSED AND ADOPTED this ___ day of _____, 2013, by the following roll call vote:

AYES: Commissioners:

NOES: Commissioners:

ABSENT: Commissioners:

ABSTAIN: Commissioners:

Chairman

ATTEST:

Secretary

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**COMMUNITY DEVELOPMENT DEPARTMENT
CITY OF ROCKLIN**

**3970 Rocklin Road
Rocklin, California 95677
(916) 625-5160**

**EXHIBIT A
NEGATIVE DECLARATION OF ENVIRONMENTAL IMPACT
CITY OF ROCKLIN 2013-2021 GENERAL PLAN HOUSING ELEMENT**

Project Name and Description

The Project is the City's 2013-2021 General Plan Housing Element, one of the required elements of the General Plan. The 2013-2021 General Plan Housing Element (hereafter "Housing Element") is hereby incorporated by reference in this Project Description and is available for review during normal business hours at the Rocklin Community Development Department, 3970 Rocklin Road, Rocklin, CA 95677. The Housing Element does not include any specific development proposals. The Initial Study assesses environmental impacts associated with adoption of the Housing Element's Goals, Policies, and Programs, which are explained below in the context of environmental analysis.

The Goals of the Housing Element present a general statement of intent, or purpose, for the Policies and the Programs identified in the Element. Goals represent the most general of the City's visions for the Housing Element, and were developed in close consultation with members of the community and appropriate service providers through workshops, and public review and comment. Due to their general nature, changes to Housing Element Goals do not lend themselves to environmental analysis, though they do indicate the intent of the City in implementing Policy and Program changes, the impacts of which are analyzed.

Policies are specific methods of achieving the Goals. The most important Policies for purposes of analysis in this Initial Study are those that would accommodate or require activities that could have physical environmental consequences.

Programs are specifically designed and established to implement Housing Element Goals and Policies. Typically, programs identify the specific department or division of the City charged with their implementation. Programs are directly tied to Housing Element Policies and designed to achieve the Goals through the management of land use and development, regulatory concessions or restrictions, and utilization of appropriate financing and subsidy programs.

Project Location

Citywide.

Project Proponent's Name

City of Rocklin

Proposed Findings of No Significant Effect

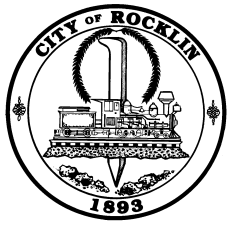
I find that the proposed project WILL NOT have a significant effect on the environment, and therefore a NEGATIVE DECLARATION has been prepared. The Initial Study supporting the finding stated above is attached and incorporated herein by reference.

Date Circulated for Review: August 29, 2013

Date Adopted: _____

Signature: _____

Laura Webster, Senior Manager Planning Services



**COMMUNITY DEVELOPMENT DEPARTMENT
CITY OF ROCKLIN**

**3970 Rocklin Road
Rocklin, California 95677
(916) 625-5160**

EXHIBIT 1

INITIAL STUDY AND ENVIRONMENTAL CHECKLIST

City of Rocklin 2013-2021 Housing Element

October 29, 2013

***PREPARED BY:*
David Mohlenbrok, Environmental Services Manager**

***CONTACT:*
Laura Webster, Senior Manager Planning Services (916) 625-5160**



COMMUNITY DEVELOPMENT DEPARTMENT
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TABLE OF CONTENTS

EXHIBIT 1, INITIAL STUDY AND ENVIRONMENTAL CHECKLIST	1
TABLE OF CONTENTS	2
INTRODUCTION	3
EXHIBIT 2, INITIAL STUDY.....	1
INITIAL STUDY – ENVIRONMENTAL CHECKLIST	5
AESTHETICS.....	10
AGRICULTURAL RESOURCES	13
AIR QUALITY.....	15
BIOLOGICAL RESOURCES	20
CULTURAL RESOURCES	23
GEOLOGY AND SOILS	25
GREENHOUSE GAS EMISSIONS.....	29
HAZARDS AND HAZARDOUS MATERIALS	31
HYDROLOGY AND WATER QUALITY	35
LAND USE AND PLANNING	39
MINERAL RESOURCES	41
NOISE	42
POPULATION AND HOUSING	45
PUBLIC SERVICES.....	46
RECREATION	49
TRANSPORTATION/TRAFFIC	52
UTILITIES AND SERVICE SYSTEMS	56
MANDATORY FINDINGS OF SIGNIFICANCE	60



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INTRODUCTION

The City, through the 2013-2021 General Plan Housing Element (hereafter “Housing Element”), has re-evaluated its goals and policies with regard to housing existing and future residents. The Housing Element describes and analyzes the housing needs of Rocklin residents and issues confronted by the City. The Housing Element also outlines the official City response to addressing the community’s housing needs in relation to availability, adequacy, and affordability. The Housing Element sets forth the City’s goals and policies with respect to housing, and establishes a comprehensive program strategy for the 2013-2021 planning period.

To comply with the provisions and standards set forth in the Rocklin Municipal Code (RMC) the project is required to obtain the following entitlements approved by the City of Rocklin Planning Commission and City Council: General Plan Amendment (GPA 2013-03).

This initial study has been prepared to identify and assess the anticipated environmental impacts of the above described project application. The document relies on a combination of a previous environmental document and site-specific studies to address in detail the effects or impacts associated with the proposed project. In particular, this initial study assesses the extent to which the impacts of the proposed project have already been addressed in the certified Final Environmental Impact Report (“EIR”) for the Rocklin General Plan, as approved by the Rocklin City Council on October 9, 2012. In some instances, the City or consultants reporting to the City may undertake new site-specific analyses to confirm whether particular impacts from the proposed project would be the same as, or no worse than, those disclosed in the General Plan EIR. Site-specific studies are also used where the City determined that particular impacts of the proposed project have not been thoroughly addressed in the EIR. No such site-specific analyses or studies were required of this project because the Housing Element does not contain any specific development proposal.

This document has been prepared in accordance with the provisions of the California Environmental Quality Act (CEQA) to analyze the possible environmental impacts of the project so that the public and the City of Rocklin decision-making bodies (Planning Commission, and/or

City Council) can take these impacts into account when considering action on the required entitlements.

CEQA Guidelines Section 15183 provides a means of streamlining analysis for qualifying projects. Effects are not considered “peculiar to the project or the parcel” if they are addressed and mitigated by uniformly applied development policies and standards adopted by the City to substantially mitigate that effect (unless new information shows that the policy or standard will not mitigate the effect). Policies and standards have been adopted by the City to address and mitigate certain impacts of development that lend themselves to uniform mitigation measures. These policies and standards include those found in the Oak Tree Ordinance (Rocklin Municipal Code, Chapter 17.77), the Flood Ordinance (Rocklin Municipal Code, Chapter 15.16), the Grading and Erosion and Sedimentation Control Ordinance (Rocklin Municipal Code, Chapter 15.28), the Stormwater Runoff Pollution Control Ordinance (Rocklin Municipal Code, Chapter 8.30), and the Goals and Policies of the Rocklin General Plan. Where applicable, the Initial Study will state how these policies and standards apply to a project. Where the policies and standards will substantially mitigate the effects of the proposed project, the Initial Study concludes that these effects are “not peculiar to the project or the parcel” and thus need not be revisited in the text of the environmental document for the proposed project.

This initial study has also been prepared pursuant to CEQA Guidelines sections 15063 and 15168. Section 15063 is the provision of the CEQA Guidelines that lays out the general rules for preparing initial studies. One of the identified functions of an initial study is for a lead agency to “[d]etermine, pursuant to a program EIR, tiering, or another appropriate process, which of a project’s effects were adequately examined by an earlier EIR or negative declaration... The lead agency shall then ascertain which effects, if any, should be analyzed in a later EIR or negative declaration.” (CEQA Guidelines, section 15063, subd. (b)(1)(C).). Here, the City has used this initial study to determine the extent to which the General Plan EIR has “adequately examined” the effects of the proposed project.

Section 15168 sets forth the legal requirements for preparing “program EIRs” and for relying on such documents in connection with “[s]ubsequent activities” within an approved program. (See *Citizens for Responsible Equitable Environmental Development v. City of San Diego Redevelopment Agency* (2005) 134 Cal.App.4th 598, 614-617.) The General Plan EIR was a program EIR with respect to its analysis of impacts associated with eventual buildout of properties that, at the time of City Council action on the General Plan, were shown as having a General Plan land use designation. The lands on which the proposed project are located are considered such properties. Subdivision (c) of section 15168 provides as follows:

- (c) Use with Later Activities. Subsequent activities in the program must be examined in light of the program EIR to determine whether an additional environmental document must be prepared.

- (1) If a later activity would have effects that were not examined in the program EIR, a new Initial Study would need to be prepared leading to either an EIR or a Negative Declaration.
- (2) If the agency finds that pursuant to Section 15162, no new effects could occur or no new mitigation measures would be required, the agency can approve the activity as being within the scope of the project covered by the program EIR, and no new environmental document would be required.
- (3) An agency shall incorporate feasible mitigation measures and alternatives developed in the program EIR into subsequent actions on the project.
- (4) Where the subsequent activities involve site specific operations, the agency should use a written checklist or similar device to document the evaluation of the site and the activity to determine whether the environmental effects of the operation were covered in the program EIR.

Consistent with these principles, this initial study serves the function of a “written checklist or similar device” documenting the extent to which the environmental effects of the proposed project “were covered in the program EIR” for the General Plan. As the reader will see, in many instances the City has concluded that, indeed, the impacts of the proposed project are “within the scope” of the analysis in the General Plan EIR. Stated another way, these “environmental effects of the [site-specific project] were covered in the program EIR.” Where particular impacts were not thoroughly analyzed in that prior document, the City has required the preparation of additional site-specific studies.

The initial study is a public document used by the decision-making lead agency to determine whether a project may have a significant effect on the environment. If the City as lead agency, finds substantial evidence that any effects of the project were not “adequately examined” in the General Plan EIR or were not “within the scope” of the analysis in that document and may have a significant effect on the environment, the City would be required to prepare an EIR with respect to such potentially significant effects. On the other hand, if the City found no substantial evidence that these unaddressed project impacts may be significant, a negative declaration would be appropriate. If in the course of analysis, the City identified potentially significant impacts that could be reduced to less than significant levels through mitigation measures to which the applicant agrees, the impact would be considered to be reduced to a less than significant effect, and a mitigated negative declaration would be appropriate.

A project’s Initial Study will state whether and how tiering is to be used for that project. The Rocklin City Council has previously identified the following cumulative significant impacts as

unavoidable consequences of urbanization, despite the implementation of mitigation measures, and has adopted a statement of overriding considerations for each:

1. Air Quality:

Development in the City and the Sacramento Valley Air Basin as a whole will result in the following: violations of air quality standards as a result of short-term emissions from construction projects, increases in criteria air pollutants from operational air pollutants and exposure to toxic air contaminants, the generation of odors and a cumulative contribution to regional air quality impacts.

2. Aesthetics/Light and Glare:

Development in the City and the South Placer region as a whole will result in substantial degradation of the existing visual character, the creation of new sources of substantial light and glare and cumulative impacts to scenic vistas, scenic resources, existing visual character and creation of light and glare.

3. Traffic and Circulation:

Development in the City and the South Placer region as a whole will result in impacts to segments and intersections of the state/interstate highway system.

4. Noise

Development in the City and the South Placer region as a whole will result in impacts associated with exposure to surface transportation and stationary noise sources, and cumulative transportation noise impacts within the Planning area.

5. Cultural and Paleontological Resources

Development in the City and the South Placer region as a whole will result in cumulative impacts to historic character.

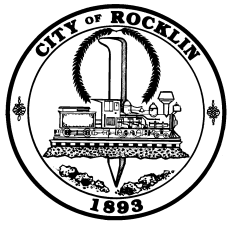
6. Biological Resources

Development in the City and the South Placer region as a whole will result in the loss of native oak and heritage trees, the loss of oak woodland habitat, and cumulative impacts to biological resources.

7. Climate Change and Greenhouse Gases

Development in the City and the South Placer region as a whole will result in the generation of greenhouse gas emissions.

As noted earlier, no site-specific studies have been prepared for the project with respect to impacts that were not “adequately examined” in the General Plan EIR or were not “within the scope” of the prior analysis. Based on its review of various analyses found in the General Plan EIR, the City of Rocklin Community Development Department has analyzed the potential environmental impacts created by this project and a **Negative Declaration** has been prepared pursuant to CEQA Guidelines section 15070.



COMMUNITY DEVELOPMENT DEPARTMENT
CITY OF ROCKLIN

3970 Rocklin Road
Rocklin, California 95677
(916) 625-5160

EXHIBIT 2
INITIAL STUDY
CITY OF ROCKLIN 2013-2021 HOUSING ELEMENT
GPA-2013-03

This Initial Study has been prepared on behalf of the City of Rocklin Community Development Department, Planning Division, which serves as Lead Agency under the California Environmental Quality Act (CEQA). Any questions regarding this document should be addressed to the Rocklin contact person named below at City of Rocklin Community Development Department, Planning Division, 3970 Rocklin Road, Rocklin, California 95677 (916) 625-5160.

Date: October 29, 2013

Project Name and File Number:

City of Rocklin 2013-2021 Housing Element (GPA-2013-03)

Project Location:

The General Plan 2013-2021 Housing Element addresses the entire Planning Area for the City of Rocklin General Plan.

Rocklin Contact Person and Phone Number:

Laura Webster, Senior Manager Planning Services, (916) 625-5160

Project Description:

The Project Description consists of the *Draft City of Rocklin 2013-2021 Housing Element* (hereafter "Housing Element"), which is hereby incorporated by reference and is available for review during normal business hours at the Rocklin Community Development Department, 3970 Rocklin Road, Rocklin, CA 95677. The Housing Element identifies strategies and programs that focus on six topic areas, each of which has a generalized statement of intent:

- *Housing Conservation:* Maintain and improve the quality of existing housing and residential neighborhoods in Rocklin.
- *Production of Housing:* Facilitate the provision of a range of housing types to meet the diverse needs of the community.
- *Provision of Adequate Housing Sites:* Provide adequate housing sites through appropriate land use and zoning designations to accommodate the City's share of the regional housing needs.
- *Removal of Governmental Constraints:* Mitigate or remove potential governmental constraints to housing production and affordability.
- *Regional Coordination:* Coordinate and cooperate with surrounding jurisdictions to address regional housing issues, including the supply of affordable housing and homelessness.
- *Equal Housing Opportunity:* Promote equal opportunity for all residents to reside in the housing of their choice.

For each goal, policies and programs have been drafted, in order to implement the various Goals of the Housing Element through land use and development decisions of the City. The policies represent statements of commitment and the programs represent more specific actions – including the party or parties responsible for implementation, the timing, and where appropriate, quantifiable objectives for program implementation. Throughout the Initial Study, specific policies and programs are referenced where they have some bearing on a potential environmental impact. None of the goals, policies or programs of the Housing Element propose specific housing development projects, nor do they identify a particular piece of property for development. Therefore, there would be no physical changes to the environment as a result of the Housing Element.

General Plan Designation:

Various.

Zoning:

Various.

Surrounding Land Uses and Setting:

Rocklin is located in the Sierra foothills approximately 25 miles northeast of Sacramento, and is within the County of Placer. Surrounding jurisdictions include Placer County to the north and northeast, the City of Lincoln to the northwest, the Town of Loomis to the east and southeast, and the City of Roseville to the south and southwest.

The urban areas of the city and surrounding open space are partially covered with native oaks

and grasslands. Some riparian areas exist along the waterways in Rocklin, including but not limited to Antelope Creek, Secret Ravine Creek, Sucker Creek, Pleasant Grove Creek, and Clover Valley Creek. Typical of the central valley and nearby foothill areas, Rocklin experiences hot, dry summers and moderately wet winters.

In all, the Rocklin Planning Area encompasses approximately 13,000 acres, or 21 square miles, including areas within the incorporated City limits and the Rocklin Sphere of Influence. Rocklin has experienced rapid population growth and land use change over the last two decades. The 1980 population of 7,344 increased to 19,033 by 1990, to 36,330 in 2000, then to 58,295 in 2012.¹ Most of this growth and change has occurred in previously undeveloped areas on the outskirts of the city under General Development Plans. Many areas, which appear to be undeveloped or vacant today, are entitled for future development under various General Development Plans and/or Development Agreements.

Interstate 80 and State Route 65 are the primary regional roadways serving Rocklin. The city is not located within an airport land use plan or within two miles of an airport or landing strip, either public or private. However, the helipad for the Sutter Roseville Medical Center life flight helicopter is located southeast of the intersection of Highway 65 and Interstate 80, approximately one mile south of the Rocklin City limits. Local primary schools are under the jurisdiction of the Rocklin Unified School District, the Loomis Elementary School District, and the Placer Union High School District.

Description:

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

Those factors checked below involve impacts that are “potentially significant.”

	Aesthetics		Agriculture Resources		Air Quality
	Biological Resources		Cultural Resources		Geology/Soils
	Greenhouse Gas Emissions		Hazards/Hazardous Materials		Hydrology/Water Quality
	Land Use/Planning		Mineral Resources		Noise
	Population/Housing		Public Services		Recreation
	Transportation/Traffic		Utilities/Service Systems		Mandatory Findings of Significance
X	None				

¹ U.S. Census Bureau. *U.S. Census: 1980, 1990, and 2000, California Department of Finance: 2012.*

DETERMINATION:

On the basis of this Initial Study:

<input checked="checked" type="checkbox"/>	I find that the proposed Project WILL NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
<input type="checkbox"/>	I find that as submitted, the proposed project could have a significant effect on the environment; however, revisions in the project have been made by or agreed to by the project proponent, which will avoid these effects or mitigate these effects to a point where clearly no significant effect will occur. A MITIGATED NEGATIVE DECLARATION will be prepared.
<input type="checkbox"/>	I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
<input type="checkbox"/>	I find that the proposed project MAY have a “potentially significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on the attached Environmental Checklist. An ENVIRONMENTAL IMPACT REPORT is required, to analyze the effects that remain to be addressed.
<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or (MITIGATED) NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or (MITIGATED) NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature

Date

Laura Webster
Printed Name



COMMUNITY DEVELOPMENT DEPARTMENT
CITY OF ROCKLIN
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INITIAL STUDY – ENVIRONMENTAL CHECKLIST

ROCKLIN 2013-2021 HOUSING ELEMENT

This initial study will evaluate this project in light of the previously approved 2012 General Plan EIR, which is hereby incorporated by reference within this document. This document is available for review during normal business hours at the City of Rocklin Planning Department, 3970 Rocklin Road, Rocklin, CA.

All public agencies with authority to mitigate significant effects shall undertake or require the undertaking of all feasible mitigation measures specified in the prior environmental impact report relevant to a significant effect which the project will have on the environment. Project review is limited to effects upon the environment which are peculiar to the parcel or to the project which were not addressed as significant effects in the prior EIR's or which substantial new information shows will be more significant than described in the prior EIR's.

EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A brief explanation is provided for all answers except “No Impact” answers that are adequately supported by the information sources cited in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer is explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers take account of the whole action involved, including off-site as well as on-site elements, cumulative as well as project-level impacts, indirect as well as direct impacts, and construction as well as operational impacts.
- 3) If a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant.

- 4) Answers of “Less than Significant with Mitigation Incorporated” describe the mitigation measures agreed to by the applicant and briefly explain how they reduce the effect to a less than significant level. Mitigation measures and supporting explanation from earlier EIRs or Negative Declaration may be cross-referenced and incorporated by reference.
- 5) Earlier analyses may be used where an effect has been adequately analyzed in an earlier EIR or negative declaration, and the City intends to use tiering. All prior EIRs and Negative Declarations and certifying resolutions are available for review at the Rocklin Community Development Department. In this case, a brief discussion will identify the following:
 - a) Which effects are within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and whether such effects are addressed by mitigation measures based on the earlier analysis; and
 - b) For effects that are “Less than Significant with Mitigation Measures Incorporated,” the mitigation measures which are incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

Some Housing Element goals, policies and programs are relevant to certain environmental topic areas relevant for CEQA analysis. No specific housing projects are proposed by any Housing Element goals, policies or programs, nor do they specifically identify any property for development. Therefore, there would be no physical changes to the environment as a result of the Housing Element. For the purpose of environmental analyses summarized by this Initial Study, only Housing Element goals, policies and programs that have some bearing on physical environmental impacts were analyzed. Proposed Housing Element goals, policies, and programs are summarized below.

HOUSING CONSERVATION

Goal 1: Maintain and improve the quality of existing housing and residential neighborhoods in Rocklin.

Policy 1.1 Promote increased awareness of the importance of property maintenance to long-term housing quality and engage the community to preserve neighborhoods.

Policy 1.2 Seek, through code enforcement, the private rehabilitation of substandard dwelling units and provide financial assistance, when available, to owners of dwelling units occupied by lower income households. In applying this policy, the City shall seek to avoid the displacement of lower income households.

Policy 1.3 Provide assistance to inspect and identify code violations in residential structures.

Policy 1.4 Require the abatement or demolition of substandard housing

- that is not economically feasible to repair.
- Policy 1.5 Work with for-profit developers and non-profit housing corporations to identify existing affordable housing and develop strategies to maintain its affordability.
 - Policy 1.6 Continue to pursue available sources of funding for maintaining and expanding the supply of affordable housing for lower- and moderate-income households, including extremely low income households.
 - Policy 1.7 Preserve the existing stock of affordable housing, including (but not limited to) mobile homes and apartments, through City regulations as well as financial and other forms of assistance.
 - Policy 1.8 Support the Roseville's and Placer County's Housing Authority in the provision of Section 8 Housing Choice Voucher rental assistance to very low and extremely low income households.
 - Program 1 Home Repair Program
 - Program 2 Code Enforcement and Abatement
 - Program 3 Inspection Program
 - Program 4 Zoning Flexibility for Housing Rehabilitation
 - Program 5 Preservation of Existing Affordable Housing Stock
 - Program 6 Housing Choice Voucher Program

PRODUCTION OF HOUSING

Goal 2: Facilitate the provision of a range of housing types to meet the diverse needs of the community.

- Policy 2.1 Provide quality housing for current and future residents with a diverse range of income levels.
- Policy 2.2 Provide expanded housing opportunities for the community's workforce.
- Policy 2.3 Encourage both the private and public sectors to produce or assist in the production of housing, with particular emphasis on housing affordable to lower income households, including extremely low income households, as well as housing suitable for seniors, large families, female-headed households, the homeless, and persons with disabilities.
- Policy 2.4 Encourage the provision of housing affordable to extremely low income households when reviewing proposals for new affordable housing developments.
- Policy 2.5 Facilitate the provision of second units as a means of providing affordable rental housing opportunities in existing neighborhoods.
- Policy 2.6 Encourage diversity of unit size and number of bedrooms within housing developments to expand lower cost rental opportunities

- Program 7 Affordable Housing Development
- Program 8 Second Unit Development
- Program 9 Affordable Housing Funding Sources
- Program 10 Zoning Flexibility

PROVISION OF ADEQUATE HOUSING SITES

Goal 3: Provide adequate housing sites through appropriate land use and zoning designations to accommodate the City's share of the regional housing needs.

- Policy 3.1 Identify vacant parcels and provide to interested developers in conjunction with information on available development incentives.
- Policy 3.2 Ensure new residential projects are developed at densities consistent with the density ranges established for each residential district in the Land Use Element.
- Policy 3.3 Facilitate the development of multi-family housing on vacant parcels designated for medium-high density and high density residential uses.
- Policy 3.4 Continue to work with developers requesting General Plan Amendments converting non-residential designation to residential uses or from a higher density residential category to a lower density residential category to incorporate affordable housing as a component of the overall development. As an objective, target up to ten percent of the units as affordable, depending on the level of affordability or other amenities provided. Pursue the inclusion of extremely low income units in the negotiated target number of affordable units.
- Program 11 Inventory of Sites for Housing

REMOVAL OF GOVERNMENTAL CONSTRAINTS

Goal 4: Mitigate or remove potential governmental constraints to housing production and affordability.

- Policy 4.1 Provide regulatory and/or financial incentives, where appropriate, to offset or reduce the costs of affordable housing development, including density bonuses and flexibility in site development standards.
- Policy 4.2 Periodically review City regulations, ordinances, departmental processing procedures, and residential fees related to rehabilitation and/or construction to assess their impact on housing costs, and revise as appropriate.
- Program 12 Density Increase Incentive Program

Program 13 Housing for Persons with Disabilities

REGIONAL COORDINATION

Goal 5: **Coordinate and cooperate with surrounding jurisdictions to address regional housing issues, including the supply of affordable housing and homelessness.**

Policy 5.1 Coordinate with surrounding jurisdictions in the provision of housing assistance and related services to lower and moderate income households, homeless persons, and other persons with special needs.

Policy 5.2 In conjunction with surrounding jurisdictions, actively pursue State, Federal, and other funding sources for affordable housing activities.

Program 14 Regional Partnership for Affordable Housing

EQUAL HOUSING OPPORTUNITY

Goal 6: **Promote equal opportunity for all residents to reside in the housing of their choice.**

Policy 6.1 Support the enforcement of fair housing laws prohibiting arbitrary discrimination in the building, financing, selling or renting of housing on the basis of race, color, ancestry, national origin, gender, religion, marital status, family status, physical or mental disability, or other arbitrary factors.

Policy 6.2 Support organizations that offer fair housing and mediation services to Rocklin residents.

Policy 6.3 Promote housing that meets the special needs of the homeless, seniors, large families, and persons with disabilities.

Program 15 Fair Housing Program

Program 16 Developmentally Disabled Program

I. AESTHETICS Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact	Impact for which General Plan EIR is Sufficient
a) Have a substantial adverse effect on a scenic vista?			X		X
b) Substantially degrade the existing visual character or quality of the site and its surroundings?			X		X
c) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway.			X		X
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?			X		X

DISCUSSION OF DETERMINATION:

Project Impacts:

The Housing Element includes planning studies, commitments by the City to remove constraints to housing development, and policies to encourage conservation and rehabilitation of existing affordable housing units. Future housing development, which may be accommodated by Housing Element policies, would not involve appreciable permanent adverse aesthetic impacts, and some of the programs to encourage rehabilitation may instead have some beneficial aesthetic impact on the appearance of neighborhoods and the built environment.

Any new housing accommodated by implementation of Housing Element Policies would require an environmental determination, and would not be expected to include large lighting standards or other lighting atypical of suburban development, large reflective facades, especially tall buildings that would block access to sunlight, or other aspects or features with unusual aesthetic impacts. Any housing developed without environmental review would be required to either be consistent with the General Plan, and therefore considered and addressed by the General Plan EIR, or would be exempt from CEQA analysis.

There are no designated State scenic highways in Placer County, and no eligible highways near Rocklin that would be impacted by any policies in the Housing Element.

Prior Environmental Analysis:

The Rocklin General Plan EIR analyzed the anticipated impacts that would occur to the visual character of the Planning Area as a result of the mixed urban development that was contemplated by the General Plan. Key issues that were evaluated included changes to scenic character and new sources of light and glare (City of Rocklin General Plan Update Draft EIR, 2011, pgs. 4.3-1 through 4.3-18). Mitigation measures to address these impacts are incorporated into the General Plan in the Land Use and the Open Space, Conservation, and Recreation Elements, and include policies that encourage the use of design standards for unique areas and the protection of natural resources, including open space areas, natural resource areas, hilltops, waterways and oak trees, from the encroachment of incompatible land use.

The General Plan EIR concluded that, despite these goals and policies, significant aesthetic impacts as a result of development under the General Plan will occur and these impacts cannot be reduced to a less than significant level. Specifically, the General Plan EIR found that buildout of the Rocklin General Plan will degrade the existing visual character, will create new sources of light and glare and will contribute to cumulative impacts to scenic vistas, scenic resources, existing visual character and creation of light and glare. A statement of overriding consideration was adopted by the Rocklin City Council in recognition of these impacts.

Mitigation Measures from Uniformly Applied Development Policies and Standards:

The Housing Element is required to be consistent with the rest of the General Plan. All applicable mitigation measures from the General Plan EIR, including the mitigation measures for aesthetic/visual impacts incorporated as goals and policies in the General Plan, would be applied to housing or rehabilitation projects accommodated by the Housing Element as uniformly applied development policies and standards and/or as conditions of approval in the course of processing the application to ensure consistency with the General Plan and compliance with City rules and regulations.

Conclusion:

Because the Housing Element is consistent with the General Plan and associated EIR, additional aesthetic impacts beyond those noted in the General Plan EIR are not anticipated. The Housing Element's goals, policies and programs do not identify specific undeveloped parcels for housing projects, but rather, specify that multi-family housing should be encouraged on vacant parcels already designated for medium-high density and high-density residential uses (Policy 3.3). Policy 2.5 calls for the facilitation of second units; the City already allows and regulates second units, which must comply with City design criteria. The Housing Element does not propose construction of any particular second unit and does not change the zoning or other regulatory guidance dealing with their construction.

Application of the Citywide design review guidelines and design review approval requirements, and enforcement of City-adopted standards for site layout, building construction, landscaping, etc., also regulate development activity in the city to ensure compatibility and reduce the potential for future significant aesthetic impacts.

The Housing Element's goals, policies and programs do not contain any specific development proposal and do not specify any parcel for development. Without the ability to identify a specific location and type of residential development that would occur under the Housing Element, it is not possible to completely identify the potential environmental impacts that could occur at a site- or project-specific level. However, any future housing projects developed in the City would undergo environmental review as required by the California Environmental Quality Act (CEQA) and would be subject to the application of mitigation measures to reduce or eliminate any identified significant impacts. A minor amount of individual residential projects may be approved ministerially, and as such, are not subject to CEQA review. However, these projects would still be required to be consistent with the General Plan, and as such, would have been addressed at a programmatic-level in the General Plan EIR.

Significance:

Aesthetic impacts have been determined to be adequately addressed in the General Plan EIR and as such are less than significant.

II. AGRICULTURAL RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:

	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact	Impact for which General Plan EIR is Sufficient
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X	
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X	
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220 (g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104 (g))?				X	
d) Result in the loss of forest land or conversion of forest land to non-forest use?				X	
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?				X	

DISCUSSION OF DETERMINATION:

Project Impacts:

No impact is anticipated.

Conclusion:

The Farmland Mapping and Monitoring Program (FMMP) land classifications system monitors and documents land use changes that specifically affect California's agricultural land and is administered by the California Department of Conservation (CDC). The FMMP land classification system is cited by the State CEQA Guidelines as the preferred information source for determining the agricultural significance of a property (CEQA Guidelines, Appendix G). The CDC, Division of Land Resource Protection, Placer County Important Farmland Map of 2010 designates the City of Rocklin General Plan area primarily as urban and built-up land, grazing land and other land, but also includes a small area as "Farmland of Statewide Importance". Farmlands of Statewide Importance are characterized as land with a good combination of physical and chemical characteristics for agricultural use, having only minor shortcomings, such as less ability to store soil moisture, compared to Prime Farmland. Farmlands of Statewide Importance must also have been used for irrigated agricultural production at some time during the last four years prior to the mapping date. The small area of Farmland of Statewide Importance that is located within the Rocklin General Plan area represents a historical olive orchard that no longer exists and has not been in production or actively irrigated for some time, since at least 2000; therefore it does not meet the CDC's definition of Farmland of Statewide Importance and should not be considered such.

As demonstrated above, the project area is not considered as prime farm, agricultural or forestry lands; therefore, the future housing and rehabilitation projects accommodated by the Housing Element would not result in the conversion of designated prime farmlands to non-agricultural use, nor would it result in the conversion of forest land to non-forest use. The Housing Element encourages development of vacant, appropriately designated parcels for residential development, including multi-family areas. The Housing Element also promotes rehabilitation and conservation of existing housing, and other policies that may reduce the need to convert farmland on areas outside of the City to meet demand for housing. There are no active Williamson Act contracts for any city lands.

Significance:

No impact.

III. AIR QUALITY Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determination. Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact	Impact for which General Plan EIR is Sufficient
a) Conflict with or obstruct implementation of applicable air quality plan?			X		
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?			X		
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?			X		
d) Expose sensitive receptors to substantial pollutant concentrations?			X		
e) Create objectionable odors affecting a substantial number of people?			X		

DISCUSSION OF DETERMINATION:

Project Impacts:

The Housing Element's goals, policies and programs do not propose development of any housing projects or development of any particular properties. Construction and rehabilitation

of future housing accommodated by the Housing Element will produce short-term air quality impacts. These air quality impacts could include generation of dust [particulate matter of 10 microns in size or less (PM₁₀)], ozone precursors, carbon monoxide, and release of hazardous air pollutants from any demolition.

In the long term, air quality impacts result from additional emissions produced by the vehicle trip generation and the resultant mobile source emissions of air pollutants (primarily carbon monoxide and ozone precursor emissions). The Housing Element is consistent with the General Plan, and therefore will not result in additional long-term air quality pollutant emissions above that which was considered in the General Plan EIR.

Housing projects do not typically create objectionable odor(s).

Prior Environmental Analysis:

The Rocklin General Plan EIR analyzed the impacts that would occur on local and regional air quality as a result of the mixed urban development that was contemplated by the General Plan. Key issues that were evaluated included 8-hour ozone attainment, short-term construction emissions, operational air pollutants, increases in criteria air pollutants, odors and regional air quality impacts (City of Rocklin General Plan Update Draft EIR, 2011, pgs. 4.2-1 through 4.2-43). Mitigation measures to address these impacts are incorporated into the General Plan in the Land Use, the Open Space, Conservation and Recreation, and the Circulation Elements, and include policies that encourage the use of modes of transportation other than the automobile, the continual monitoring and improvement of the City's circulation system, and coordination with the Placer County Air Pollution Control District (PCAPCD).

The General Plan EIR concluded that, despite these goals and policies, significant air quality impacts as a result of development under the General Plan will occur and these impacts cannot be reduced to a less than significant level. Specifically, the General Plan EIR found that buildout of the Rocklin General Plan will violate air quality standards as a result of short-term emissions from construction projects, will result in increases in criteria pollutants, including operational air pollutants and exposure to toxic air contaminants, will result in the creation of odors, and will result in a cumulative contribution to regional air quality impacts. A statement of overriding consideration was adopted by the Rocklin City Council in recognition of these impacts.

Mitigation Measures from Uniformly Applied Development Policies and Standards:

The Housing Element is required to be consistent with the rest of the General Plan. All applicable mitigation measures from the General Plan EIR, including the mitigation measures for air quality impacts incorporated as goals and policies in the General Plan, will be applied to future housing or rehabilitation projects accommodated by the Housing Element as uniformly

applied development policies and standards and/or as conditions of approval in the course of processing the application to ensure consistency with the General Plan and compliance with City rules and regulations.

Conclusion:

Future housing or rehabilitation projects accommodated by the Housing Element would be located within the boundaries of the Placer County Air Pollution Control District (PCAPCD), which is within the Sacramento Valley Air Basin (SVAB). Placer County is in attainment for PM₁₀, but is located within the Sacramento region's severe non-attainment area for federal ozone standards. The PCAPCD has the primary responsibility for planning, maintaining, and monitoring the attainment of air quality standards in Placer County. The PCAPCD along with other local air districts in the Sacramento region are required to comply and implement the State Implementation Plan (SIP) to demonstrate how and when the region can attain the federal ozone standards. Accordingly, the Sacramento Metropolitan Air Quality Management Air District (SMAQMD) prepared the *Sacramento Regional 8-Hour Ozone Attainment and Reasonable Further Progress Plan* in December 2008, with input from the other air districts in the region. The Sacramento Air District adopted the Plan on January 22, 2009, followed by the Feather River Air District on February 2, the El Dorado County Air District on February 10, the Yolo-Solano Air District on February 11, and the Placer County Air District on February 19, 2009. The California Air Resources Board (CARB) determined that the Plan meets Clean Air Act requirements and approved the Plan on March 26, 2009 as a revision to the SIP.

The *Sacramento Regional 8-Hour Ozone Attainment and Reasonable Further Progress Plan* demonstrates how existing and new control strategies would provide the necessary future emission reductions to meet the federal Clean Air Act requirements. Adoption of all reasonably available control measures is required for attainment. Measures could include, but are not limited to the following: regional mobile incentive programs; urban forest development programs, and local regulatory measures for emission reductions related to indirect source rules, architectural coating, automotive refinishing, natural gas production and processing, asphalt concrete, and various others.

Because the Housing Element's goals, policies and programs do not contain any specific development proposals and do not specify any parcel for development, the Housing Element will not directly generate vehicle trips, and therefore the project's operational air quality impacts are not anticipated to exceed the PCAPCD's significance thresholds for emissions of ROG, NO_x, CO, and PM₁₀. The proposed project does not create an increase in the density of development, and is therefore consistent with the development density of the Rocklin General Plan. Since the PCAPCD Attainment Plans account for planned land uses consistent with adopted plans, this project would not conflict or obstruct implementation of the PCAPCD Attainment Plans.

Construction activities, including grading, generate a variety of air pollutants; the most significant of which would be dust (PM₁₀). To address short-term construction impacts, the City of Rocklin requires project applicants to incorporate into their project description a listing of mitigation measures recommended by the Placer County Air Pollution Control District by signing the City's "Mitigation for Air Quality Impacts" form. These mitigation measures include the preparation of a dust control plan prior to the commencement of grading for approval by the City Engineer and the Placer County Air Pollution Control District. The dust control plan shall specify measures to reduce dust pollution during all phases of construction. The City's "Mitigation for Air Quality Impacts" form and the associated short-term air quality mitigation measures are hereby incorporated by reference into this document. The specific measures noted on the City's "Mitigation for Air Quality Impacts" form are as follows:

1. The project shall conform with the requirements of the Placer County APCD.
2. Prior to commencement of grading, the applicant shall submit a dust control plan for approval by the City Engineer and the Placer County Air Pollution Control District. The plans shall specify measures to reduce dust pollution during all phases of construction.
3. Traffic speeds on all unpaved road surfaces shall be posted at 25 m.p.h. or less.
4. All grading operations shall be suspended when wind speeds exceed 25 m.p.h.
5. All trucks leaving the site shall be washed off to eliminate dust and debris.
6. All construction equipment shall be maintained in clean condition.
7. All exposed surfaces shall be revegetated as quickly as feasible.
8. If fill dirt is brought to the construction site, tarps or soil stabilizers shall be placed on the dirt piles to minimize dust problems.
9. Apply water or dust palliatives on all exposed earth surfaces as necessary to control dust. Construction contracts shall include dust control treatment as frequently as necessary to minimize dust.
10. Construction equipment shall be properly maintained and tuned.
11. Utilize low emission mobile construction equipment where possible.
12. Open burning will be allowed only with the approval of the Placer County APCD.

The requirement for any future housing or rehabilitation projects accommodated by the Housing Element to incorporate into the project description a listing of mitigation measures will be met with each individual project application. In addition, compliance with the PCAPCD rules and regulations would help to ensure that any future housing or rehabilitation projects would not substantially contribute to the PCAPCD's non-attainment status for ozone or PM. Therefore, construction activities associated with development of any future housing or rehabilitation projects accommodated by the Housing Element would not substantially contribute to the PCAPCD's non-attainment status for ozone or PM and would not violate any air quality standard or contribute substantially to an existing or projected air quality violation; less than significant short-term construction air quality impacts would be anticipated.

Typical odor sources include industrial or intensive agricultural uses. Because the Housing Element's goals, policies and programs do not contain any specific development proposal and do not specify any parcel for development, the project is not located adjacent to any substantial industrial, agricultural or other odor-producing facilities and the project does not introduce any new sensitive receptors to the project area. The construction of future housing or rehabilitation projects accommodated by the Housing Element, particularly diesel fumes from construction equipment, could cause objectionable odors. However construction emissions are minimal and temporary, and would likely only affect a specific receptor for a period of days or perhaps weeks. Therefore, future housing and rehabilitation projects accommodated by the Housing Element would not expose sensitive receptors to substantial pollutant concentrations nor would they create objectionable odors affecting a substantial number of people. As a result, a less than significant impact would occur.

Because the Housing Element's goals, policies and programs do not contain any specific development proposals and do not specify any parcel for development, it is not possible to completely identify the potential environmental impacts that could occur at a site- or project-specific level for housing or rehabilitation projects under the Housing Element. However, any future housing projects developed in the City would undergo environmental review as required by the California Environmental Quality Act (CEQA) and would be subject to the application of mitigation measures to reduce or eliminate any identified significant impacts. A minor amount of individual residential projects may be approved ministerially, and as such, are not subject to CEQA review. However, these projects would still be required to be consistent with the General Plan, and as such, would have been addressed at a programmatic-level in the General Plan EIR.

Significance:

Less than significant.

IV. BIOLOGICAL RESOURCES Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact	Impact for which General Plan EIR is Sufficient
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?			X		
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?			X		
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?			X		
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?			X		
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				X	
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				X	

DISCUSSION OF DETERMINATION:

Project Impacts:

The Housing Element's goals, policies and programs do not propose development of any housing projects or development of any particular properties. Future housing development accommodated by the Housing Element could affect biological resources in Rocklin, such as oak trees, special-status species, wetlands, riparian habitat, and other resources, depending on project location and design.

Rocklin has creeks, ponds, riparian-forested wetlands, and seasonal wetlands that support a variety of plants and animals. Antelope Creek, Secret Ravine Creek and Sucker Creek are the primary perennial streams that support a variety of riparian and water dependent plants and animals. More common in the city are annual grassland areas, which support relatively lower plant diversity. Dominant plants are introduced species that have largely replaced native species due to intentional and unintentional introduction, changes in grazing pressures, and fire abatement practices. Such areas support avian species, including some with State or federal special status. Oak Savannah and Oak Foothill Woodlands support important plant species and a variety of animals in Rocklin and western Placer County. Urban development of these natural areas may create biological impacts.

Prior Environmental Analysis:

The Rocklin General Plan EIR analyzed the anticipated impacts that would occur to the biological resources of the Planning Area as a result of the mixed urban development that was contemplated by the General Plan. Key issues that were evaluated included special-status species, species of concern, non-listed species, biological communities and migratory wildlife corridors (City of Rocklin General Plan Update Draft EIR, 2011, pgs. 4.10-1 through 4.10-47). Mitigation measures to address these impacts are incorporated into the General Plan in the Open Space, Conservation and Recreation Element, and include policies that encourage the protection and conservation of biological resources and require compliance with rules and regulations protecting biological resources, including the City of Rocklin Oak Tree Preservation Ordinance.

The General Plan EIR concluded that, despite these goals, policies and rules and regulations protecting biological resources, significant biological resources impacts as a result of development under the General Plan will occur and these impacts cannot be reduced to a less than significant level. Specifically the General Plan EIR found that buildout of the Rocklin General Plan will impact sensitive biological communities, will result in the loss of native oak and heritage trees, will result in the loss of oak woodland habitat and will contribute to cumulative impacts to biological resources. The Rocklin City Council adopted Findings of Fact and a Statement of Overriding Considerations in recognition of these impacts.

Mitigation Measures from Uniformly Applied Development Policies and Standards:

The Housing Element is required to be consistent with the rest of the General Plan. All applicable mitigation measures from the General Plan EIR, including the mitigation measures for biological resources impacts incorporated as goals and policies in the General Plan, will be applied to future housing or rehabilitation projects accommodated by the Housing Element as uniformly applied development policies and standards and/or as conditions of approval in the course of processing the application to ensure consistency with the General Plan and compliance with City rules and regulations.

Conclusion:

The Housing Element encourages development of vacant, appropriately designated parcels for multi-family development, rehabilitation and conservation of existing housing, and other policies that would make it easier for the City to accommodate its share of the regional housing needs allocation while relying less on conversion of undeveloped lands (which are more likely to contain valuable habitat) to urban uses.

The Housing Element's goals, policies and programs do not contain any specific development proposal and do not specify any parcel for development. Without the ability to identify a specific location and type of residential development that would occur under the Housing Element, it is not possible to completely identify the potential environmental impacts that could occur at a site- or project-specific level. However, any future housing projects developed in the City would undergo environmental review as required by the California Environmental Quality Act (CEQA) and would be subject to the application of mitigation measures to reduce or eliminate any identified significant impacts. A minor amount of individual residential projects may be approved ministerially, and as such, are not subject to CEQA review. However, these projects would still be required to be consistent with the General Plan, and as such, would have been addressed at a programmatic-level in the General Plan EIR.

The City of Rocklin regulates the removal of and construction within the dripline of native oak trees with a trunk diameter of 6 inches or more under the Oak Tree Preservation Ordinance and the Oak Tree Preservation Guidelines. Seven oak species and five hybrids between these species are defined as "native oaks" by the City. Per the City's oak tree ordinance, the diameter at breast height (DBH) of a multiple trunk tree is the measurement of the largest trunk only, and heritage trees are defined as native oak trees with a trunk diameter of 24 inches or more. Oak trees located on housing and rehabilitation project sites that are accommodated by the Housing Element would be subject to regulation per the City's Oak Tree Ordinance.

There are no facts or circumstances presented by the proposed project which create conflicts with other local policies or ordinances protecting biological resources.

The City of Rocklin Planning Area is not within a Habitat Conservation Plan or Natural Community Conservation Plan area, nor is it within a local, regional, or state habitat conservation plan area; therefore no impact is anticipated.

Significance:

Less than significant.

V. CULTURAL RESOURCES	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact	Impact for which General Plan EIR is Sufficient
Would the project:					
Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?			X		
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?			X		
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?			X		
d) Disturb any human remains, including those interred outside of formal cemeteries?			X		

DISCUSSION OF DETERMINATION:

Project Impacts:

The Housing Element's goals, policies and programs do not propose development of any housing projects or development of any particular properties. Construction activities for future housing development accommodated by the Housing Element, including excavation associated with infrastructure and foundational purposes, could affect unknown/undiscovered historical, archaeological, and/or paleontological resources or sites. Rehabilitation of any designated or eligible historic structures may, if appropriate preservation methods are not followed, result in an environmental impact.

Prior Environmental Analysis:

The Rocklin General Plan EIR analyzed the anticipated impacts that would occur to historical, cultural and paleontological resources within the Planning area as a result of the mixed urban development that was contemplated by the General Plan. Key issues that were evaluated

included potential destruction or damage to any historical, cultural, and paleontological resources (City of Rocklin General Plan Update Draft EIR, 2011, pgs. 4.8-1 through 4.8-21). Mitigation measures to address these impacts are incorporated into the General Plan in the Land Use and Open Space, Recreation and Conservation Elements, and include goals and policies that encourage the preservation and protection of historical, cultural and paleontological resources and the proper treatment and handling of such resources when they are discovered.

The General Plan EIR concluded that despite these goals and policies, significant cultural resources impacts as a result of development under the General Plan will occur and these impacts cannot be reduced to a less than significant level. Specifically, the General Plan EIR found that buildout of the Rocklin General Plan will contribute to cumulative impacts to historic character. The Rocklin City Council adopted Findings of Fact and a Statement of Overriding Considerations in recognition of this impact.

Mitigation Measures from Uniformly Applied Development Policies and Standards:

The Housing Element is required to be consistent with the rest of the General Plan. All applicable mitigation measures from the General Plan EIR, including the mitigation measures for cultural resources impacts incorporated as goals and policies in the General Plan, will be applied to future housing or rehabilitation projects accommodated by the Housing Element as uniformly applied development policies and standards and/or as conditions of approval in the course of processing the application to ensure consistency with the General Plan and compliance with City rules and regulations.

Conclusion:

The Housing Element's goals, policies and programs do not contain any specific development proposal and do not specify any parcel for development. Without the ability to identify a specific location and type of residential development that would occur under the Housing Element, it is not possible to completely identify the potential environmental impacts that could occur at a site- or project-specific level. However, any future housing projects developed in the City would undergo environmental review as required by the California Environmental Quality Act (CEQA) and would be subject to the application of mitigation measures to reduce or eliminate any identified significant impacts. A minor amount of individual residential projects may be approved ministerially, and as such, are not subject to CEQA review. However, these projects would still be required to be consistent with the General Plan, and as such, would have been addressed at a programmatic-level in the General Plan EIR.

Significance:

Less than significant.

VI. GEOLOGY AND SOILS Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact	Impact for which General Plan EIR is Sufficient
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zone Map issued by the state Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.					X
ii) Strong seismic ground shaking?					X
iii) Seismic-related ground failure, including liquefaction?					X
iv) Landslides?					X
b) Result in substantial soil erosion or the loss of topsoil?					X
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on-or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?					X
d) Be located on expansive soil, as defined in Table I8-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?					X
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?				X	

DISCUSSION OF DETERMINATION:

Project Impacts:

Branches of the Foothill Fault system, which are not included on the Alquist-Priolo maps (the

Alquist-Priolo Earthquake Faulting Zoning Act established special development standards for areas with unstable seismic conditions), pass through or near the city and could pose a seismic hazard to housing or rehabilitation projects, including ground shaking, seismic ground failure, and landslides.

The Housing Element's goals, policies and programs do not propose development of any housing projects or development of any particular properties. Construction of future housing and rehabilitation projects accommodated by the Housing Element could cause a temporary increase in erosion from grading and construction activities.

Prior Environmental Analysis:

The Rocklin General Plan EIR analyzed the anticipated impacts of local soils and geology on development that would occur as a result of the mixed urban development that was contemplated by the General Plan. Key issues that were evaluated included seismic hazards such as groundshaking and liquefaction, erosion, soil stability, and wastewater conflicts (City of Rocklin General Plan Update Draft EIR, 2011 pgs. 4.6-1 through 4.6-27). The analysis found that while development and buildout of the General Plan can result in geological impacts, these impacts would be reduced to a less than significant level through the application of development standards contained in the City's Improvement Standards and Standard Specifications and in the Rocklin Municipal Code, the application of General Plan goals and policies that would assist in minimizing or avoiding geologic hazards and compliance with local, state and federal standards related to geologic conditions.

These goals, policies and standards include, but are not limited to, erosion control measures in the City's Improvement Standards and Standard Specifications, the City's Grading and Erosion and Sediment Control Ordinance, the City's Stormwater Runoff Pollution Control Ordinance, and goals and policies in the General Plan Community Safety Element requiring soils and geotechnical reports for all new development, enforcement of the building code, and limiting development of severe slopes.

Mitigation Measures from Uniformly Applied Development Policies and Standards:

The Housing Element is required to be consistent with the rest of the General Plan. All applicable mitigation measures from the General Plan EIR, including the mitigation measures for geology and soils impacts incorporated as goals and policies in the General Plan, will be applied to future housing or rehabilitation projects accommodated by the Housing Element as uniformly applied development policies and standards and/or as conditions of approval in the course of processing the application to ensure consistency with the General Plan and compliance with City rules and regulations.

In addition, future housing or rehabilitation projects accommodated by the Housing Element would be subject to the provisions of the City's Grading and Erosion and Sediment Control Ordinance. Chapter 15.28 of the Rocklin Municipal Code, Grading and Erosion Sediment Control, regulates grading activity on all property within the City of Rocklin to safeguard life, limb, health, property, and public welfare; to avoid pollution of watercourses with nutrients, sediments, or other earthen materials generated or caused by surface runoff on or across the permit area; to comply with the City's National Pollutant Discharge Elimination System permit issued by the California Regional Water Quality Control Board; and to ensure that the intended use of a graded site is consistent with the City of Rocklin General Plan, provisions of the California Building Standards Code as adopted by the City relating to grading activities, City of Rocklin improvement standards, and any applicable specific plans or other land use entitlements. This chapter (15.28) also establishes rules and regulations to control grading and erosion control activities, including fills and embankments; establishes the administrative procedure for issuance of permits; and provides for approval of plans and inspection of grading construction and erosion control plans for all graded sites.

Also, a geotechnical report, prepared by a qualified engineer, will be required with the submittal of project improvement plans for future housing or rehabilitation projects accommodated by the Housing Element. The report will provide site-specific recommendations for construction projects to ensure that their design is compatible with the soils and geology of project sites.

Conclusion:

No specific housing or other development is identified by the Housing Element's goals, policies or programs. However, future housing development would be required to comply with existing building code requirements, which are considered adequate to reduce potential seismic hazards.

Standard erosion control measures are required of all projects, including revegetation and slope standards. Project proponents are required to prepare an erosion and sediment control plan through the application of the City's Improvement Standards and Standard Specifications as part of the City's development review process. The erosion and sediment control plan are reviewed against the Placer County Stormwater Management Manual and the Regional Water Quality Control Board's Erosion and Sediment Control Manual. The erosion and sediment control plan includes the implementation of Best Management Practices/Best Available Technology (BMPs/BATs) to control construction site runoff. Projects would also be required to comply with the City's Grading, Erosion, and Sedimentation Control Ordinance (Rocklin Municipal Code, Chapter 15.28). The application of standard erosion control measures to any future housing or rehabilitation project accommodated by the Housing Element, as well as compliance with the above-noted Ordinance, would reduce potential erosion-related impacts to a less than significant level.

Geotechnical reports would be required for housing development proposed in the city. These reports provide site-specific recommendations for the construction of roadways, building foundations, and structures to ensure compatibility with underlying soils and geology. Through the preparation of such a report and implementation of its recommendations, impacts associated with unstable soil or geologic conditions would be reduced to a less than significant level.

For any project proposing a septic system, soils evaluations and septic design plans would be evaluated by Placer County Environmental Health Department and/or the Regional Water Quality Control Board (depending on the size/scale of the project), agencies which will require conditions for issuance of a Waste Discharge Permit.

Compliance with the City's development review process and the City's Improvement Standards and Standard Specifications, City ordinances and the Uniform Building Code will reduce any potential geology and soils impacts to a less than significant level.

The Housing Element's goals, policies and programs do not contain any specific development proposal and do not specify any parcel for development. Without the ability to identify a specific location and type of residential development that would occur under the Housing Element, it is not possible to completely identify the potential environmental impacts that could occur at a site- or project-specific level. However, any future housing projects developed in the City would undergo environmental review as required by the California Environmental Quality Act (CEQA) and would be subject to the application of mitigation measures to reduce or eliminate any identified significant impacts. A minor amount of individual residential projects may be approved ministerially, and as such, are not subject to CEQA review. However, these projects would still be required to be consistent with the General Plan, and as such, would have been addressed at a programmatic-level in the General Plan EIR.

Significance:

Less than significant.

VII. GREENHOUSE GAS EMISSIONS Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact	Impact for which General Plan EIR is Sufficient
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			X		
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			X		

DISCUSSION OF DETERMINATION:

Project Impacts:

An individual project, even a very large project, does not in itself generate enough greenhouse gas emissions to measurably influence global climate change. Global climate change is therefore a cumulative process. A project contributes to this potential impact through its cumulative incremental contribution combined with the emissions of all other sources of greenhouse gases (GHG).

The Housing Element's goals, policies and programs do not propose development of any housing projects or development of any particular properties. Area- and mobile-source emissions of greenhouse gases would be generated by the construction and operation of future housing and rehabilitation projects encouraged by the Housing Element. Neither the Placer County Air Pollution Control District nor the City of Rocklin has established significance thresholds for measuring the significance of a project's cumulative contribution to global climate change. However, individual projects can contribute to greenhouse gas emission reductions by incorporating features that reduce vehicle emissions and maximize energy-efficiency.

Prior Environmental Analysis:

The Rocklin General Plan EIR analyzed the impacts that would occur with regard to greenhouse gas emissions and the associated effects on climate change as a result of the mixed urban development that was contemplated by the General Plan (City of Rocklin General Plan Update Draft EIR, 2011, pgs. 4.15-1 through 4.15-25). Mitigation measures to address these impacts are incorporated into the General Plan in the Land Use and the Circulation Elements, and include policies that encourage the use of modes of transportation other than the automobile, the continual monitoring and improvement of the City's circulation system, and coordination with the Placer County Air Pollution Control District (PCAPCD).

The General Plan EIR concluded that, despite these goals and policies, significant greenhouse gas emission and climate change impacts as a result of development under the General Plan will occur and these impacts cannot be reduced to a less than significant level. Specifically, the General Plan EIR found that buildout of the Rocklin General Plan will generate greenhouse gas emissions. A statement of overriding consideration was adopted by the Rocklin City Council in recognition of these impacts.

Mitigation Measures from Uniformly Applied Development Policies and Standards:

The Housing Element is required to be consistent with the rest of the General Plan. All applicable mitigation measures from the General Plan EIR, including the mitigation measures for greenhouse gas emission impacts incorporated as goals and policies in the General Plan, will be applied to future housing or rehabilitation projects accommodated by the Housing Element as uniformly applied development policies and standards and/or as conditions of approval in the course of processing the application to ensure consistency with the General Plan and compliance with City rules and regulations.

Conclusion:

The Housing Element's goals, policies and programs do not contain any specific development proposal and do not specify any parcel for development. Without the ability to identify a specific location and type of residential development that would occur under the Housing Element, it is not possible to completely identify the potential environmental impacts that could occur at a site- or project-specific level. However, any future housing projects developed in the City would undergo environmental review as required by the California Environmental Quality Act (CEQA) and would be subject to the application of mitigation measures to reduce or eliminate any identified significant impacts. A minor amount of individual residential projects may be approved ministerially, and as such, are not subject to CEQA review. However, these projects would still be required to be consistent with the General Plan, and as such, would have been addressed at a programmatic-level in the General Plan EIR.

Significance:

Less than significant.

VIII. HAZARDS AND HAZARDOUS MATERIALS Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact	Impact for which General Plan EIR is Sufficient
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?					X
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.			X		
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?			X		
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?			X		
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				X	
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				X	
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			X		
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?			X		

DISCUSSION OF DETERMINATION:

Project Impacts:

The Housing Element's goals, policies and programs do not propose development of any housing projects or development of any particular properties. Construction and habitation of residences, including future housing and rehabilitation projects accommodated by the Housing Element, typically do not involve the use or transport of large amounts of hazardous materials.

Prior Environmental Analysis:

The Rocklin General Plan EIR analyzed the anticipated human health and hazards impacts that would occur as a result of the mixed urban development that was contemplated by the General Plan. Key issues that were evaluated included wildland fire hazards, transportation, use and disposal of hazardous materials, and emergency response and evacuation plans (City of Rocklin General Plan Update Draft EIR, 2011 pgs. 4.7-1 through 4.7-30). The analysis found that while development and buildout of the Rocklin General Plan can introduce a variety of human health and hazards impacts, these impacts would be reduced to a less than significant level through the application of development standards in the Rocklin Municipal Code, the application of General Plan goals and policies that would assist in minimizing or avoiding hazardous conditions, and compliance with local, state and federal standards related to hazards and hazardous materials.

These goals, policies and standards include, but are not limited to, Chapter 2.32 of the Rocklin Municipal Code which requires the preparation and maintenance of an emergency operations plan, preventative measures in the City's Improvement Standards and Standard Specifications, compliance with local, state and federal standards related to hazards and hazardous materials and goals and policies in the General Plan Community Safety and Open Space, Conservation and Recreation Elements requiring coordination with emergency management agencies, annexation into fee districts for fire prevention/suppression and medical response, incorporation of fuel modification/fire hazard reduction planning, and requirements for site-specific hazard investigations and risk analysis.

Mitigation Measures from Uniformly Applied Development Policies and Standards:

The Housing Element is required to be consistent with the rest of the General Plan. All applicable mitigation measures from the General Plan EIR, including the mitigation measures for hazards/hazardous materials impacts incorporated as goals and policies in the General Plan, will be applied to future housing or rehabilitation projects accommodated by the Housing Element as uniformly applied development policies and standards and/or as conditions of approval in the course of processing the application to ensure consistency with the General Plan and compliance with City rules and regulations.

Conclusion:

The Housing Element's goals, policies and programs do not contain any identify specific development proposals and do not specify any parcel for development. However, operation and maintenance of future housing and rehabilitation projects accommodated by the Housing Element would make use of typical household solvents and cleaners, pesticides, fertilizers, petroleum products and yard/landscaping equipment. While these products may contain known hazardous materials, the volume of material would not create a significant hazard to the public through routine transport, use, or disposal and would not result in a reasonably foreseeable upset and accident condition involving the release of hazardous materials.

The City limits and planning area for Rocklin are not located within an airport land use plan or within the vicinity of a private airstrip.

The City's existing street system, particularly arterial and collector streets function as emergency evacuation routes. The City's development review process requires that future project designs and layouts be reviewed to ensure that they do not impair or physically interfere with the street system emergency evacuation route or an emergency evacuation plan.

Federal, State, County, and City regulations relating to the handling, transporting and storage of petroleum products exist and will be applied to any future housing and rehabilitation projects accommodated by the Housing Element. Federal agencies with regulatory control over hazardous materials management include the U.S. Environmental Protection Agency (EPA), Department of Labor [Federal Occupational Health and Safety Act (OSHA)], and the Department of Transportation (DOT). Regulations for the transport of hazardous materials are enforced by the California Highway Patrol (CHP) and the California Department of Transportation (CalTrans). The California Environmental Protection Agency (Cal/EPA) and the California Office of Emergency Services (Cal/OES) establish regulations governing the use of hazardous materials in California. Groundwater quality and surface water runoff are regulated by the State Water Resources Control Board (SWRCB) and the Regional Water Quality Control Board (RWQCB). The RWQCB can delegate responsibilities, such as underground tank permitting and monitoring, to local jurisdictions such as Placer County. The Placer County Division of Environmental Health is the Cal/EPA designated Certified Unified Program Agency (CUPA) within Placer County.

Any demolition or renovation operations accommodated by Housing Element policies would be subject to federal and State asbestos demolition and renovation regulations. Regulations require a description of the structures being renovated or demolished, the proposed methods of demolition, the methods and procedures used to determine whether asbestos-containing materials (ACM) are present on-site, the amount of asbestos (if any), asbestos removal methods and controls selected to ensure compliance with the requirements of the regulations,

waste transporters used (if any), and waste disposal sites used (if any). Emergency procedures for unexpected asbestos are also required.

New development near grasslands is required to conform to fire safety regulations contained in Public Resources Code Section 4291. The recommended standards include information regarding road standards for fire equipment access, standards for identifying streets, roads, and buildings, minimum private water supply reserves for emergency fire use, and fuel breaks and greenbelts to achieve fuel reductions. The Rocklin Fire Department maintains mutual aid agreements with the CalFire under contract with Placer County, the cities of Lincoln, Loomis, and Roseville, and the South Placer Fire Districts for suppression of large fires.

The Housing Element's goals, policies and programs do not contain any specific development proposal and do not specify any parcel for development. Without the ability to identify a specific location and type of residential development that would occur under the Housing Element, it is not possible to completely identify the potential environmental impacts that could occur at a site- or project-specific level. However, any future housing projects developed in the City would undergo environmental review as required by the California Environmental Quality Act (CEQA) and would be subject to the application of mitigation measures to reduce or eliminate any identified significant impacts. A minor amount of individual residential projects may be approved ministerially, and as such, are not subject to CEQA review. However, these projects would still be required to be consistent with the General Plan, and as such, would have been addressed at a programmatic-level in the General Plan EIR.

Significance:

Less than significant.

IX. HYDROLOGY AND WATER QUALITY Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact	Impact for which General Plan EIR is Sufficient
a) Violate any water quality standards or waste discharge requirements?					X
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?			X		
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?					X
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?					X
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?					X
f) Otherwise substantially degrade water quality?					X
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary of Flood Insurance Rate Map or other flood hazard delineation map?			X		
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?			X		

DISCUSSION OF DETERMINATION:

Project Impacts:

The Housing Element's goals, policies and programs do not propose development of any housing projects or development of any particular properties. Housing projects, including any future housing and rehabilitation projects accommodated by the Housing Element, typically involve grading. Future rehabilitation/renovation work encouraged under the Housing Element would involve demolition activities. Both of these activities could expose soil to wind and water erosion and potentially impact water quality.

Housing projects do not generate wastewater effluent that would not be adequately treated through normal municipal wastewater treatment or permitted alternative wastewater treatment/disposal methods.

Waterways in the Rocklin area have the potential to expose people or structures to flooding. Housing development would create additional impervious surfaces that could worsen existing flood risk in Rocklin and downstream. Housing development would include streets, parking areas, lawns, and other features that would produce and convey polluted urban runoff, potentially affecting nearby surface and subsurface water quality.

Prior Environmental Analysis:

The Rocklin General Plan EIR analyzed the anticipated hydrology and water quality impacts that would occur as a result of the mixed urban development that was contemplated by the General Plan. Key issues that were evaluated included impacts to water quality, ground water quality and supply, drainage, flooding, risks of seiche, tsunami and mudflow (City of Rocklin General Plan Update Draft EIR, 2011, pages 4.9-1 through 4.9-37). The analysis found that while development and buildout of the General Plan can result in hydrology and water quality impacts, these impacts would be reduced to a less than significant level through the application of development standards contained in the City's Improvement Standards and Standard Specifications and in the Rocklin Municipal Code, the application of General Plan goals and policies related to hydrology, flooding and water quality, and compliance with local, state, and federal water quality standards and floodplain development requirements.

These goals, policies and standards include, but are not limited to, flood prevention and drainage requirements in the City's Improvement Standards and Standard Specifications, the City's Grading and Erosion and Sediment Control Ordinance, the Stormwater Runoff Pollution Control Ordinance, the State Water Resources Control Board General Construction Activity Storm Water Permit requirements, and goals and policies in the General Plan Open Space, Conservation and Recreation and Safety Elements requiring the protection of new and existing

development from flood and drainage hazards, the prevention of storm drainage run-off in excess of pre-development levels, the development and application of erosion control plans and best management practices, the annexation of new development into existing drainage maintenance districts where warranted, and consultation with the Placer County Flood Control and Water Conservation District and other appropriate entities.

Mitigation Measures from Uniformly Applied Development Policies and Standards:

The Housing Element is required to be consistent with the rest of the General Plan. All applicable mitigation measures from the General Plan EIR, including the mitigation measures for hydrology and water quality impacts incorporated as goals and policies in the General Plan, will be applied to future housing or rehabilitation projects accommodated by the Housing Element as uniformly applied development policies and standards and/or as conditions of approval in the course of processing the application to ensure consistency with the General Plan and compliance with City rules and regulations.

Conclusion:

Since most new residential development in Rocklin proposes use of municipal wastewater collection and treatment, it is assumed that wastewater generated by future housing development will be directed into the South Placer Municipal Utility District system and piped to the regional treatment facility. This wastewater treatment occurs under State and federal regulations designed to protect water quality and public health.

In the unlikely event that housing projects accommodated by the Housing Element propose septic systems, soils evaluations and septic design plans would be evaluated by Placer County Environmental Health Department and/or the Regional Water Quality Control Board (depending on the size/scale of the project), agencies which will require conditions for issuance of a Waste Discharge Permit.

Stormwater runoff from future development will enter the City's storm drain system. The design capacity of the storm drain system and related infrastructure improvements is keyed to the General Plan – the size and location of future public infrastructure and services considers land use designations and population projections derived during the General Plan process. Domestic or groundwater provision feasibility is evaluated as future housing projects are proposed.

Future housing and rehabilitation projects accommodated by the Housing Element would be subject to the provisions of the City's Grading and Erosion and Sediment Control Ordinance. Chapter 15.28 of the Rocklin Municipal Code, Grading and Erosion Sediment Control, regulates grading activity on all property within the City of Rocklin to safeguard life, limb, health, property, and public welfare; to avoid pollution of watercourses with nutrients, sediments, or

other earthen materials generated or caused by surface runoff on or across the permit area; to comply with the City's National Pollutant Discharge Elimination System permit issued by the California Regional Water Quality Control Board; and to ensure that the intended use of a graded site is consistent with the City of Rocklin General Plan, provisions of the California Building Standards Code as adopted by the City relating to grading activities, City of Rocklin improvement standards, and any applicable specific plans or other land use entitlements. This chapter (15.28) also establishes rules and regulations to control grading and erosion control activities, including fills and embankments; establishes the administrative procedure for issuance of permits; and provides for approval of plans and inspection of grading construction and erosion control plans for all graded sites. Chapter 8.30 of the Rocklin Municipal Code, Stormwater Runoff Pollution Control Ordinance, prohibits the discharge of any materials or pollutants that cause or contribute to a violation of applicable water quality standards, other than stormwater, into the municipal storm drain system or watercourse. Discharges from specified activities that do not cause or contribute to the violation of plan standards, such as landscape irrigation, lawn watering, and flows from fire suppression activities, are exempt from this prohibition.

In addition, future housing and rehabilitation projects accommodated by the Housing Element would be required to prepare an erosion and sediment control plan through the application of the City's Improvement Standards and Standard Specifications that are a part of the City's development review process. The erosion and sediment control plans are reviewed against the Placer County Stormwater Management Manual and the Regional Water Quality Control Board's Erosion and Sediment Control Field Manual. The erosion and sediment control plan includes the implementation of Best Management Practices/Best Available Technology (BMPs/BATs) to control construction site runoff.

The Placer County Water Agency (PCWA) would provide water service to future housing and rehabilitation projects accommodated by the Housing Element. Given that those projects will be served by domestic water obtained from surface sources, a substantial depletion of groundwater supplies or a substantial interference with groundwater recharge is not anticipated.

The City requires new development to detain on-site drainage such that the rate of runoff flow is maintained at pre-development levels (unless the Placer County Flood Control and Water Conservation District's Flood Control Manual requires otherwise) and to coordinate with other projects' master plans to ensure no adverse cumulative effects will occur. Though the Housing Element's goals, policies or programs do not contain any specific development proposal and do not specify any parcel for development, environmental review of future housing and rehabilitation projects accommodated by the Housing Element typically requires mitigation of flood hazards or avoidance of areas where flood hazards are likely.

The Housing Element's goals, policies and programs do not contain any specific development

proposal and do not specify any parcel for development. Without the ability to identify a specific location and type of residential development that would occur under the Housing Element, it is not possible to completely identify the potential environmental impacts that could occur at a site- or project-specific level. However, any future housing projects developed in the City would undergo environmental review as required by the California Environmental Quality Act (CEQA) and would be subject to the application of mitigation measures to reduce or eliminate any identified significant impacts. A minor amount of individual residential projects may be approved ministerially, and as such, are not subject to CEQA review. However, these projects would still be required to be consistent with the General Plan, and as such, would have been addressed at a programmatic-level in the General Plan EIR.

Significance:

Less than significant.

X. LAND USE AND PLANNING	Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact	Impact for which General Plan EIR is Sufficient
a)	Physically divide an established community?				X	
b)	Conflict with any applicable land use plan, policy, regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?				X	
c)	Conflict with any applicable habitat conservation plan or natural community conservation plan?				X	

DISCUSSION OF DETERMINATION:

Project Impacts:

Because the Housing Element's goals, policies and programs do not propose development of any housing projects or development of any particular properties, no impact is expected.

Prior Environmental Analysis:

The Rocklin General Plan EIR analyzed the anticipated impacts on land use as a result of the mixed urban development that was contemplated by the General Plan. Key issues that were

evaluated included dividing an established community and potential conflicts with established land uses within and adjacent to the City (City of Rocklin General Plan Update Draft EIR, 2011, pgs. 4.1-1 through 4.1-38). The analysis found that while development and buildout of the General Plan can result in land use impacts, these impacts would be reduced to a less than significant level through the application of General Plan goals and policies that would assist in minimizing or avoiding land use impacts.

These goals and policies include, but are not limited to goals and policies in the General Plan Land Use Element requiring buffering of land uses, reviewing development proposals for compatibility issues, establishing and maintaining development standards and encouraging communication between adjacent jurisdictions.

Mitigation Measures from Uniformly Applied Development Policies and Standards:

The Housing Element is required to be consistent with the rest of the General Plan. All applicable mitigation measures from the General Plan EIR, including the mitigation measures for land use impacts incorporated as goals and policies in the Rocklin General Plan, would be applied to future housing and rehabilitation projects accommodated by the Housing Element as uniformly applied development policies and standards and/or as conditions of approval in the course of processing the application to ensure consistency with the General Plan and compliance with City rules and regulations.

Conclusion:

Future housing and rehabilitation projects accommodated by the Housing Element would all occur within the City of Rocklin and would not physically divide an established community. The Housing Element is consistent with the General Plan, and future housing projects proposed in the city will require an environmental determination and/or review to identify any impacts and appropriate mitigation. Any future projects developed under ministerial approval, and therefore exempt from CEQA review would be required to be consistent with the General Plan and therefore considered and addressed by the General Plan EIR.

The City of Rocklin is not located within the area of a habitat conservation plan or natural community conservation plan; therefore no impact has been identified.

Significance:

No impact.

XI. MINERAL RESOURCES Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact	Impact for which General Plan EIR is Sufficient
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?			X		X
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?			X		X

DISCUSSION OF DETERMINATION:

Project Impacts:

The Housing Element's goals, policies and programs do not propose development of any housing projects or development of any particular properties. As discussed below, no impact is anticipated.

Conclusion:

The Rocklin General Plan and associated EIR analyzed the potential for "productive resources" such as, but not limited to, granite and gravel (City of Rocklin General Plan Update Draft EIR, 2011, pgs. 4.6-4 through 4.6-5 and 4.6-17). The City of Rocklin planning area has no mineral resources as classified by the State Geologist. The Planning Area has no known or suspected mineral resources that would be of value to the region and to residents of the state. There are no sites delineated in the Rocklin General Plan or any other plans as a mineral resource recovery site. Mineral resources of the Planning Area have not changed with the passage of time since the General Plan EIR was adopted. Based on this discussion, the project is not anticipated to have a mineral resources impact.

Significance:

Mineral resource impacts have been determined to be adequately addressed in the General Plan EIR and as such are less than significant.

XII. NOISE Would the project result in:	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact	Impact for which General Plan EIR is Sufficient
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			X		
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?			X		
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?			X		
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?			X		
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				X	
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				X	

DISCUSSION OF DETERMINATION:

Project Impacts:

The Housing Element's goals, policies and programs do not propose development of any housing projects or development of any particular properties. Construction of future housing and rehabilitation projects accommodated by the Housing Element will result in an increase in short-term noise levels in the immediate vicinity of construction sites. Construction of housing does not typically produce substantial vibration impacts, though vibration could affect areas within close proximity of construction sites and roadways where heavy construction vehicles may operate. Housing projects' long-term operational noise impacts are primarily related to operation of new residents' vehicles. There are no airstrips in Rocklin or close enough to cause noise impacts to future residential areas.

Roadways, industrial plants, railroads, construction sites, and miscellaneous mechanical equipment are among the primary sources of noise in Rocklin. If future housing was located adjacent to existing noise sources, a noise impact may result.

Prior Environmental Analysis:

The Rocklin General Plan EIR analyzed the anticipated impacts of noise as a result of the mixed urban development that was contemplated by the General Plan. Key issues that were evaluated included construction noise, traffic noise, operational noise, groundborne vibration, and overall increases in noise resulting from implementation of the General Plan Update (City of Rocklin General Plan Update Draft EIR, 2011, pgs. 4.5-1 through 4.1-48). Mitigation measures to address these impacts are incorporated into the General Plan in the Noise Element, and include policies that require acoustical analyses, the use of noise barriers, and the use of adopted noise level design criteria.

The General Plan EIR concluded that, despite these goals and policies, significant noise impacts as a result of development under the General Plan will occur and these impacts cannot be reduced to a less than significant level. Specifically, the General Plan EIR found that buildout of the Rocklin General Plan will result in exposure to surface transportation and stationary noise sources and cumulative transportation noise impact. A statement of overriding consideration was adopted by the Rocklin City Council in recognition of these impacts.

Mitigation Measures from Uniformly Applied Development Policies and Standards:

The Housing Element is required to be consistent with the rest of the General Plan. All applicable mitigation measures from the General Plan EIR, including the mitigation measures for noise impacts incorporated as goals and policies in the Rocklin General Plan, would be applied to future housing and rehabilitation projects accommodated by the Housing Element as uniformly applied development policies and standards and/or as conditions of approval in the course of processing the application to ensure consistency with the General Plan and compliance with City rules and regulations.

Conclusion:

Potential noise impacts can be categorized into short-term construction noise impacts and long-term or permanent noise impacts. The City has adopted standard conditions of project approvals which deal with the short-term impacts. These include limiting traffic speeds to 25 mph and keeping equipment in clean and tuned condition. Future housing and rehabilitation projects accommodated by the Housing Element would be subject to the standard conditions. Such projects would also be subject to the City of Rocklin Construction Noise Guidelines, including restricting construction-related noise generating activities within or near residential

areas to between 7:00 a.m. and 7:00 p.m. on weekdays, and between 8:00 a.m. and 7:00 p.m. on weekends to the satisfaction of the City Engineer or Building Official.

The City of Rocklin General Plan primary goal for noise is: “To protect City residents from the harmful and annoying effects of exposure to excessive noise”. To implement that goal, the City has adopted Noise Compatibility Guidelines prepared by the State Office of Noise Control. The objective of the Noise Compatibility Guidelines is to assure that consideration is given to the sensitivity to noise of a proposed land use in relation to the noise environment in which it is proposed to be located. For single-family residences, noise levels up to 60 dB are Normally Acceptable, and for multi-family residences, levels up to 65 dB are Normally Acceptable. Future environmental determinations for housing projects in the city would use these or similar recommendations for land use noise compatibility. Housing projects would need to consider noise impacts from noise sources such as heavily traveled roadways and the railroad, based on proximity to the noise source(s). It may be necessary to locate housing projects at distances away from these potential noise sources, or noise mitigating design features can be built into new development to provide attenuation and allow development closer to existing sources of noise. The Housing Element’s goals, policies and programs do not propose development within any noise-impacted areas or for any particular location.

The City of Rocklin is not located within an airport land use plan or within two miles of an airport, and is therefore not subject to obtrusive aircraft noise related to airport operations. An airport related noise impact is not anticipated.

The Housing Element’s goals, policies and programs do not contain any specific development proposal and do not specify any parcel for development. Without the ability to identify a specific location and type of residential development that would occur under the Housing Element, it is not possible to completely identify the potential environmental impacts that could occur at a site- or project-specific level. However, any future housing projects developed in the City would undergo environmental review as required by the California Environmental Quality Act (CEQA) and would be subject to the application of mitigation measures to reduce or eliminate any identified significant impacts. A minor amount of individual residential projects may be approved ministerially, and as such, are not subject to CEQA review. However, these projects would still be required to be consistent with the General Plan, and as such, would have been addressed at a programmatic-level in the General Plan EIR.

Significance:

Less than significant.

XIII. POPULATION AND HOUSING Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact	Impact for which General Plan EIR is Sufficient
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure.)			X		
b) Displace substantial numbers of existing housing necessitating the construction of replacement housing elsewhere?			X		
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?			X		

DISCUSSION OF DETERMINATION:

Project Impacts:

The Housing Element is consistent with the General Plan, and as such, will not result in population or employment generation beyond that anticipated in the General Plan. Construction of second units, development of multi-family housing in areas designated for multi-family housing, and use of the density bonus may together result in an increase in residential density in certain portions of the city. However, the Housing Element's goals, policies and programs do not contain any specific development proposal and do not specify any parcel for development. The Housing Element encourages rehabilitation and preservation of housing rather than displacement of people or removal of housing.

Prior Environmental Analysis:

The Rocklin General Plan EIR analyzed the anticipated population and housing impacts that would occur as a result of the mixed urban development that was contemplated by the General Plan. Key issues that were evaluated included population growth and availability of housing opportunities (City of Rocklin General Plan Update Draft EIR, 2011, pages 4.11-1 through 4.11-13). The analysis found that while development and buildout of the General Plan can result in population and housing impacts, implementation of the General Plan would not contribute to a significant generation of growth that would substantially exceed any established growth projections nor would it displace substantial numbers of housing units or people. As such, population and housing impacts were determined to be less than significant.

Mitigation Measures from Uniformly Applied Development Policies and Standards:

The Housing Element is required to be consistent with the rest of the General Plan. The City of Rocklin General Plan designates the location and density of urban development within City Limits. Projects that are consistent with the General Plan will not have any unanticipated impacts on population and housing. All applicable mitigation measures from the General Plan EIR, including the mitigation measures for population and housing impacts incorporated as goals and policies in the Rocklin General Plan, would be applied to future housing and rehabilitation projects accommodated by the Housing Element as uniformly applied development policies and standards and/or as conditions of approval in the course of processing the application to ensure consistency with the General Plan and compliance with City rules and regulations.

Conclusion:

Future housing and rehabilitation projects accommodated by the Housing Element will occur on property designated for residential development under the General Plan. As such, the Housing Element will not induce substantial population growth, nor will the proposed project displace existing residents or existing housing. Housing Element policies promoting rehabilitation and preservation of existing housing units may have some beneficial population and housing impacts.

The Housing Element's goals, policies and programs do not contain any specific development proposals and do not specify any parcel for development. Without the ability to identify a specific location and type of residential development that would occur under the Housing Element, it is not possible to completely identify the potential environmental impacts that could occur at a site- or project-specific level. However, any future housing projects developed in the City would undergo environmental review as required by the California Environmental Quality Act (CEQA) and would be subject to the application of mitigation measures to reduce or eliminate any identified significant impacts. A minor amount of individual residential projects may be approved ministerially, and as such, are not subject to CEQA review. However, these projects would still be required to be consistent with the General Plan, and as such, would have been addressed at a programmatic-level in the General Plan EIR.

Significance:

Less than significant.

XIV. PUBLIC SERVICES	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact	Impact for which General Plan EIR is Sufficient
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Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:					
1. Fire protection?			X		
2. Police protection?			X		
3. Schools?			X		
4. Other public facilities?			X		

DISCUSSION OF DETERMINATION:

Project Impact:

The Housing Element includes policies to provide affordable housing, rehabilitate and preserve existing housing, encourage multi-family residential development on appropriately designated parcels, and facilitate provision of second units. These policies may encourage increased density in certain areas of the city, and may require increased public services. Future housing and rehabilitation projects accommodated by the Housing Element, require fire suppression services, police protection, school services, libraries, and related public services.

Prior Environmental Analysis:

The Rocklin General Plan EIR analyzed the anticipated impacts on the demand for fire and police protection and school and recreation facilities as a result of the mixed urban development that was contemplated by the General Plan. Key issues that were evaluated included increased demand for fire, police and school services, provision of adequate fire flow, and increased demand for parks and recreation (City of Rocklin General Plan Update Draft EIR, 2011, pgs. 4.12-1 through 4.12-45). The analysis found that while development and buildout of the General Plan can result in public services and facilities impacts, these impacts would be reduced to a less than significant level through compliance with state and local standards related to the provision of public services and facilities and through the application of General Plan goals and policies that would assist in minimizing or avoiding impacts to public services and facilities.

These goals, policies and standards include, but are not limited to the California Fire Code, the California Health and Safety Code, Chapters 8.12 and 8.20 of the Rocklin Municipal Code, and goals and policies in the General Plan Community Safety and Public Services and Facilities Elements requiring studies of infrastructure and public facility needs, proportional share participation in the financial costs of public services and facilities, coordination of private development projects with public facilities and services needed to serve the project, maintaining inter-jurisdictional cooperation and coordination and requiring certain types of development that may generate higher demand or special needs to mitigate the demands/needs.

Mitigation Measures from Uniformly Applied Development Policies and Standards:

The Housing Element is required to be consistent with the rest of the General Plan. All applicable mitigation measures from the General Plan EIR, including the mitigation measures for impacts to public services incorporated as goals and policies in the Rocklin General Plan, would be applied to future housing and rehabilitation projects accommodated by the Housing Element as uniformly applied development policies and standards and/or as conditions of approval in the course of processing the application to ensure consistency with the General Plan and compliance with City rules and regulations.

Conclusion:

The City collects construction taxes for use in acquiring capital facilities such as fire suppression equipment. Operation and maintenance funding for fire suppression is provided from financing districts and from the general fund. Any future housing or rehabilitation projects accommodated by the Housing Element would pay construction taxes, participate in any applicable financing district, and contribute to the general fund through property taxes. Participation in these funding mechanisms would ensure additional fire protection service; therefore fire protection impacts are anticipated to be less-than-significant.

Funding for police services is primarily from the general fund, and is provided for as part of the City's budget process. Future housing and rehabilitation projects accommodated by the Housing Element would pay construction taxes and contribute to the general fund through property taxes. Participation in these funding mechanisms would ensure additional police protection services; therefore, police protection impacts are anticipated to be less than significant.

Future housing and rehabilitation projects accommodated by the Housing Element will be required to pay applicable school impact fees in effect at the time of building permit issuance to finance school facilities. Participation in these funding mechanisms, as applicable, will reduce school impacts to a less than significant level.

The need for other public facilities is not anticipated to be created by adoption of the Housing Element.

The Housing Element's goals, policies and programs do not contain any specific development proposal and do not specify any parcel for development. Without the ability to identify a specific location and type of residential development that would occur under the Housing Element, it is not possible to completely identify the potential environmental impacts that could occur at a site- or project-specific level. However, any future housing projects developed in the City would undergo environmental review as required by the California Environmental Quality Act (CEQA) and would be subject to the application of mitigation measures to reduce or eliminate any identified significant impacts. A minor amount of individual residential projects may be approved ministerially, and as such, are not subject to CEQA review. However, these projects would still be required to be consistent with the General Plan, and as such, would have been addressed at a programmatic-level in the General Plan EIR.

Significance:

Less than significant.

XV. RECREATION	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact	Impact for which General Plan EIR is Sufficient
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?			X		
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?			X		

DISCUSSION OF DETERMINATION:

Project Impacts:

The Housing Element's goals, policies and programs do not propose development of any housing projects or development of any particular properties. The Housing Element includes policies to provide affordable housing, rehabilitate and preserve existing housing, encourage multi-family residential development on appropriately designated parcels, and facilitate provision of second units. These policies may encourage increased population density in

certain areas of the city, and may require increased recreational services and facilities.

Prior Environmental Analysis:

The Rocklin General Plan EIR analyzed the anticipated impacts on the demand for recreation facilities as a result of the mixed urban development that was contemplated by the General Plan. Key issues that were evaluated included increased demand for parks and recreation (City of Rocklin General Plan Update Draft EIR, 2011, pgs. 4.12-30 through 4.12-45). The analysis found that while development and buildout of the General Plan can result in recreation facilities impacts, these impacts would be reduced to a less than significant level through the application of General Plan goals and policies that would assist in minimizing or avoiding impacts to recreation facilities. The General Plan has established a parkland standard of five acres per 1,000 population, and has adopted goals and policies to insure that this standard is met. These goals and policies call for the provision of new park and recreational facilities as needed by new development through parkland dedication and the payment of park and recreation fees. These programs and practices are recognized in the General Plan Open Space, Conservation and Recreation Element, which mitigates these impacts to a less than significant level.

Mitigation Measures from Uniformly Applied Development Policies and Standards:

The Housing Element is required to be consistent with the rest of the General Plan. All applicable mitigation measures from the General Plan EIR, including the mitigation measures for impacts to recreation incorporated as goals and policies in the Rocklin General Plan, would be applied to future housing and rehabilitation projects accommodated by the Housing Element as uniformly applied development policies and standards and/or as conditions of approval in the course of processing the application to ensure consistency with the General Plan and compliance with City rules and regulations.

Conclusion:

The City of Rocklin provides parkland dedication and/or collection of park fees to mitigate for the increased recreational impacts of new residential developments at the time that a parcel or subdivision map is recorded. The General Plan parkland standard is 5 acres per 1,000 population. The City's subdivision ordinance provides for the collection of park and recreation fees and/or parkland dedication for new residential developments at the time properties are subdivided. The fees are used to fund the acquisition and development of park and recreation facilities commensurate with the established parkland standard. Fees are also collected through an annual tax on each dwelling unit to fund park maintenance. Through this process, future housing and rehabilitation projects accommodated by the Housing Element are not anticipated to significantly increase the use of existing recreational facilities such that

substantial deterioration of the facility would occur or be accelerated; therefore, the project would have less-than-significant impacts regarding the increase in use of recreational facilities.

The Housing Element's goals, policies and programs do not contain any specific development proposal and do not specify any parcel for development. Without the ability to identify a specific location and type of residential development that would occur under the Housing Element, it is not possible to completely identify the potential environmental impacts that could occur at a site- or project-specific level. However, any future housing projects developed in the City would undergo environmental review as required by the California Environmental Quality Act (CEQA) and would be subject to the application of mitigation measures to reduce or eliminate any identified significant impacts. A minor amount of individual residential projects may be approved ministerially, and as such, are not subject to CEQA review. However, these projects would still be required to be consistent with the General Plan, and as such, would have been addressed at a programmatic-level in the General Plan EIR.

Significance:

Less than significant.

XVI. TRANSPORTATION/TRAFFIC	Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact	Impact for which General Plan EIR is Sufficient
a)	Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways, freeways, pedestrian and bicycle paths, and mass transit)?			X		
b)	Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?			X		
c)	Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				X	
d)	Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			X		
e)	Result in inadequate emergency access?			X		
f)	Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?			X		

DISCUSSION OF DETERMINATION:

Project Impacts:

The Housing Element's goals, policies and programs do not propose development of any housing projects or development of any particular properties. Development of future housing

and rehabilitation projects accommodated by the Housing Element would generate additional automobile trips, which may adversely affect existing roadway and intersection levels of service (LOS). Rehabilitation and preservation of housing may generate trips if additional units are created or if units become occupied that were previously abandoned. Access to future housing project sites must be reviewed by the fire and police departments to ensure that emergency vehicles can provide appropriate service. Housing development may result in inadequate parking capacity if not planned properly.

Prior Environmental Analysis:

The Rocklin General Plan EIR analyzed the transportation and traffic impacts that would occur as a result of the mixed urban development that was contemplated by the General Plan. Key issues that were evaluated included impacts to signalized intersections in Rocklin, Loomis, Roseville, Lincoln and Placer County, impacts to state/interstate highway segments and intersections, transit service, bicycle and pedestrian facilities, and conflicts with at-grade railways (City of Rocklin General Plan Update Draft EIR, 2011, pgs. 4.4-1 through 4.4-98). Mitigation measures to address these impacts are incorporated into the General Plan in the Circulation Element, and include policies that establish a Level of Service (LOS) standard, provide for the continual monitoring and improvement of the City's circulation systems, allow collection of traffic impact fees, and encourage the use of modes of transportation other than the automobile.

The General Plan EIR concluded that, despite these goals and policies, significant transportation and traffic impacts as a result of development under the General Plan will occur and these impacts cannot be reduced to a less than significant level. Specifically, the General Plan EIR found that buildout of the Rocklin General Plan will impact state/interstate highway segments and intersections. A statement of overriding consideration was adopted by the Rocklin City Council in recognition of these impacts.

Mitigation Measures from Uniformly Applied Development Policies and Standards:

The Housing Element is required to be consistent with the rest of the General Plan. All applicable mitigation measures from the General Plan EIR, including the mitigation measures for transportation/traffic impacts incorporated as goals and policies in the Rocklin General Plan, would be applied to future housing and rehabilitation projects accommodated by the Housing Element as uniformly applied development policies and standards and/or as conditions of approval in the course of processing the application to ensure consistency with the General Plan and compliance with City rules and regulations.

Future housing and rehabilitation projects accommodated by the Housing Element would be conditioned to contribute their fair share to the cost of circulation improvements via the existing citywide traffic impact mitigation (TIM) fee program that would be applied as a

uniformly applied development policy and standard. The traffic impact mitigation fee program is one of the various methods that the City of Rocklin uses for financing improvements identified in the Capital Improvement Program (CIP). The CIP, which is overseen by the City's Public Services Department, is updated periodically to respond to changing conditions and to assure that growth in the City and surrounding jurisdictions does not degrade the level of service on the City's roadways. The roadway improvements that are identified in the CIP in response to anticipated growth in population and development in the City are consistent with the City's Circulation Element. The traffic impact fee program collects funds from new development in the City to finance a portion of the roadway improvements that result from traffic generated by the new development. Fees are calculated on a citywide basis, differentiated by type of development in relationship to their relative traffic impacts. The intent of the fee is to provide an equitable means of ensuring that future development contributes their fair share of roadway improvements, so that the City's General Plan Circulation policies and quality of life can be maintained.

South Placer Regional Transportation Authority

The South Placer Regional Transportation Authority (SPRTA) was formed through the establishment of a joint powers authority including the cities of Rocklin, Roseville and Lincoln, Placer County and the Placer County Transportation and Planning Agency in January 2002. SPRTA was formed for the implementation of fees to fund specialized regional transportation projects including planning, design, administration, environmental compliance, and construction costs. Regional transportation projects included in the SPRTA include Douglas Boulevard/Interstate 80 Interchange, Placer Parkway, Lincoln Bypass, Sierra College Boulevard Widening, State Route 65 Widening, Rocklin Road/Interstate 80 Interchange, Auburn Folsom Boulevard Widening, and Transit Projects. Similar to other members of SPRTA, the City of Rocklin has adopted a SPRTA fee for all development, and the future housing and rehabilitation projects accommodated by the Housing Element would be subject to payment of such a fee.

Highway 65 Interchange Improvement Fee

The cities of Rocklin and Roseville and Placer County have established the "Bizz Johnson" Highway Interchange Joint Powers Authority that has adopted an interchange traffic fee on all new development within Rocklin, Roseville and affected portions of Placer County. The purpose of the fee is to finance four interchanges on State Route 65 to reduce the impact of increased traffic from local development; the future housing and rehabilitation projects accommodated by the Housing Element would be subject to payment of such a fee. Payment of traffic impact fees as described above will reduce traffic impacts from such projects to a less than significant level.

Conclusion:

The City seeks to maintain a minimum traffic LOS “C” for all signalized intersections during the afternoon peak hour on an average weekday, except in specific areas near interchanges with State highways. As noted above, future housing and rehabilitation projects accommodated by the Housing Element would be conditioned to contribute their fair share to the cost of circulation improvements via the existing citywide traffic impact mitigation (TIM) fee program and the SPRTA and Highway 65 fee programs. The Housing Element does not alter or propose to alter City policy regarding traffic level of service, pedestrian circulation, or related issues. The Housing Element is consistent with the General Plan; therefore capacity/LOS impacts beyond those projected in the General Plan are not anticipated.

Housing development will not affect air traffic because Rocklin is not located near an airport or within a flight path.

Housing development will be evaluated by the City’s Engineering Services Manager to assess such items as hazards due to a design feature or incompatible uses. In addition, housing development is evaluated by representatives of the City of Rocklin’s Fire and Police Departments to ensure that adequate emergency access is provided.

The City of Rocklin’s Zoning Ordinance contains off-street parking requirements for different types of development projects. Housing development will be required to provide parking in accordance with the Zoning Ordinance, and as such, adequate parking supplies are anticipated.

The City of Rocklin seeks to promote the use of public transit through development conditions requiring park-and-ride lots, and bus turnouts. Bike lanes are typically required along arterial and collector streets. Housing development proposals accommodated by the Housing Element will be evaluated to ensure that they do not conflict with bike lane locations or with other policies or programs promoting alternative transportation.

The Housing Element’s goals, policies and programs do not contain any specific development proposal and do not specify any parcel for development. Without the ability to identify a specific location and type of residential development that would occur under the Housing Element, it is not possible to completely identify the potential environmental impacts that could occur at a site- or project-specific level. However, any future housing projects developed in the City would undergo environmental review as required by the California Environmental Quality Act (CEQA) and would be subject to the application of mitigation measures to reduce or eliminate any identified significant impacts. A minor amount of individual residential projects may be approved ministerially, and as such, are not subject to CEQA review. However, these projects would still be required to be consistent with the General Plan, and as such, would have been addressed at a programmatic-level in the General Plan EIR.

Significance:

Less than significant.

XVII. UTILITIES AND SERVICE SYSTEMS		Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact	Impact for which General Plan EIR is Sufficient
Would the project:						
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?				X		
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X		
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X		
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?				X		
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?				X		
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?				X		
g) Comply with federal, state, and local statutes and regulations related to solid waste?				X		

DISCUSSION OF DETERMINATION:

Project Impacts:

The Housing Element's goals, policies and programs do not propose development of any housing projects or development of any particular properties. Future housing development in the city accommodated by the Housing Element will increase demand for treated water, wastewater collection and treatment, solid waste removal and disposal, natural gas and electricity, stormwater conveyance, and other public services and facilities.

Prior Environmental Review:

The Rocklin General Plan EIR analyzed the anticipated impacts on utilities and service systems that would occur as a result of the mixed urban development that was contemplated by the General Plan. Key issues that were evaluated included increased generation of wastewater flow, provision of adequate wastewater treatment, increased demand for solid waste disposal and increased demand for energy and communication services (City of Rocklin General Plan Update Draft EIR, 2011, pgs. 4.13-1 through 4.13-34). The analysis found that while development and buildout of the General Plan can result in utilities and service system impacts, these impacts would be reduced to a less than significant level through the application of General Plan goals and policies that would assist in minimizing or avoiding impacts to utilities and service systems.

These goals and policies include, but are not limited to, requiring studies of infrastructure needs, proportional share participation in the financial costs of public services and facilities, coordination of private development projects with public facilities and services needed to serve the project and encouraging energy conservation in new developments.

Mitigation Measures from Uniformly Applied Development Policies and Standards:

The Housing Element is required to be consistent with the rest of the General Plan. All applicable mitigation measures from the General Plan EIR, including the mitigation measures for impacts to utility and service systems incorporated as goals and policies in the Rocklin General Plan, would be applied to future housing and rehabilitation projects accommodated by the Housing Element as uniformly applied development policies and standards and/or as conditions of approval in the course of processing the application to ensure consistency with the General Plan and compliance with City rules and regulations

Conclusion:

The Housing Element's goals, policies and programs do not contain any specific development proposal and do not specify any parcel for development. Planning for public facility service

capacity occurs in conjunction with long-range planning, such as the Rocklin General Plan. The Housing Element is consistent with the General Plan, which is used for planning and financing utilities and service system requirements.

Future housing and rehabilitation projects accommodated by the Housing Element would be located within the South Placer Municipal Utility District (SPMDU) service area. SPMUD has a Master Plan, which is periodically updated, to provide sewer to projects located within their service boundary. The plan includes future expansion as necessary, and includes the option of constructing additional treatment plants. SPMUD collects hook-up fees to finance the maintenance and expansion of its facilities. Development within the City, including any residential development under the Housing Element, would be responsible for complying with all requirements and practices of SPMUD, including compliance with wastewater treatment standards established by the Central Valley Water Quality Control Board. A less than significant wastewater treatment impact is thus anticipated.

Development within the City, including any future residential development accommodated by the Housing Element, would be required to connect into the City's storm drain system. New drainage facilities or expansion of existing facilities beyond what has already been planned for to serve development under the City's General Plan are not anticipated to be required as a result of future residential development under the Housing Element.

The City of Rocklin is located within the Placer County Water Agency (PCWA) service area. The PCWA has a Master Plan, which is periodically updated, to provide water to projects located within their service boundary. The plan includes future expansion as necessary, and includes the option of constructing additional treatment plants. The PCWA collects hook-up fees to finance the maintenance and expansion of its facilities.

The PCWA service area is divided into five zones that provide treated and raw water to Colfax, Auburn, Loomis, Rocklin, Lincoln, small portion of Roseville, unincorporated areas of western Placer County, and a small community in Martis Valley near Truckee. The City of Rocklin is located in Zone 1, which is the largest of the five zones. Zone 1 provides water service to Auburn, Bowman, Ophir, Newcastle, Penryn, Loomis, Rocklin, Lincoln, and portions of Granite Bay.

PCWA has planned for growth in the City of Rocklin and sized the water supply infrastructure to meet this growth (PCWA 2006). Future housing and rehabilitation projects accommodated by the Housing Element would be served by the Foothill WTP, which treats water diverted from the American River Pump Station near Auburn, and such project's estimated maximum daily water treatment demands would not exceed the plant's permitted capacity. Because future housing and rehabilitation projects accommodated by the Housing Element would be served by a water treatment plant that has adequate capacity to meet the City's projected demands and would not require the construction of a new water treatment plant, water supply and

treatment facility impacts would be considered less than significant.

The Western Regional landfill, which serves the Rocklin area, has a total capacity of 36 million cubic yards and a remaining capacity of 29 million cubic yards. The estimated closure date for the landfill is approximately 2036. Development within the City was included in the lifespan and capacity calculations of the landfill, and a less than significant landfill capacity impact would be anticipated.

Federal and State regulations regarding solid waste consist of the Federal Environmental Protection Agency regulations and the California Integrated Waste Management Act regulating waste reduction. These regulations primarily affect local agencies and other agencies such as the Landfill Authority. Development within the City, including any residential development accommodated by the Housing Element, would comply with all Federal, State, and local regulations regarding trash and waste and other nuisance-related issues as may be applicable.

Future development of housing and rehabilitation projects accommodated by the Housing Element is not anticipated to interfere with existing operations or exceed the service capacity of utilities or service systems because any residential development under the Housing Element would occur in areas already designated for urban uses under the General Plan. Projects consistent with development areas considered and analyzed under the General Plan have been anticipated as part of the growth of the City of Rocklin, and as such, utilities and service system requirements have been anticipated and planned.

As indicated above, provision of treated water, wastewater collection and treatment, solid waste removal and disposal, natural gas and electricity, stormwater conveyance, and other public facilities can serve planned growth in Rocklin at projected densities, intensities, and locations.

The Housing Element's goals, policies and programs do not contain any specific development proposal and do not specify any parcel for development. Without the ability to identify a specific location and type of residential development that would occur under the Housing Element, it is not possible to completely identify the potential environmental impacts that could occur at a site- or project-specific level. However, any future housing projects developed in the City would undergo environmental review as required by the California Environmental Quality Act (CEQA) and would be subject to the application of mitigation measures to reduce or eliminate any identified significant impacts. A minor amount of individual residential projects may be approved ministerially, and as such, are not subject to CEQA review. However, these projects would still be required to be consistent with the General Plan, and as such, would have been addressed at a programmatic-level in the General Plan EIR.

Significance:

Less than significant.

XVII. MANDATORY FINDINGS OF SIGNIFICANCE		Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a)	Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?			X	
b)	Does the project have impacts that are limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probably future projects)?			X	
c)	Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?			X	

The environmental review of Housing Element demonstrates that the project will not result in significant impacts related to the degradation of the quality of the environment, will not substantially reduce the habitat of a fish or wildlife species, will not cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of major periods of California's history or prehistory.

The Housing Element would not result in cumulative impacts not already disclosed in this report and the previously prepared environmental documents cited in this report.

The Housing Element does not have impacts that will cause substantial adverse effects on human beings, either directly or indirectly.

The General Plan and General Plan EIR include policies to mitigate environmental impacts that will be required, as appropriate, for future housing projects proposed in the city.

The Housing Element does not contain any specific development proposals and does not specify any parcel for development. Without the ability to identify a specific location and type of residential development that would occur under the Housing Element, it is not possible to completely identify the potential environmental impacts that could occur at a site- or project-

specific level. However, any future housing projects developed in the City would undergo environmental review as required by the California Environmental Quality Act (CEQA) and would be subject to the application of mitigation measures to reduce or eliminate any identified significant impacts. A minor amount of individual residential projects may be approved ministerially, and as such, are not subject to CEQA review. However, these projects would still be required to be consistent with the General Plan, and as such, would have been addressed at a programmatic-level in the General Plan EIR. All applicable mitigation measures from the General Plan EIR, including the mitigation measures incorporated as goals and policies in the General Plan, will be applied to the future development of residential uses as uniformly applied development policies and standards and/or as conditions of approval in the course of processing the project to ensure consistency with the General Plan and compliance with City rules and regulations.